



Goochland County Planning Commission

Regular Meeting Minutes

Meeting Location
1800 Sandy Hook Road
Goochland, VA 23063
804.556.5860
www.goochlandva.us

View this meeting “live” at

<https://va-goochlandcounty.civicplus.com/1154>

***Audio amplification headphones are available upon request**

More than two members of the Goochland County Board of Supervisors may attend this Planning Commission meeting; if so, it will be considered a special meeting of the Board of Supervisors to discuss the application(s), but no votes or action will be taken by the Board of Supervisors at the meeting.

THURSDAY, JULY 16TH, 2026

BOARD CONFERENCE ROOM 250

Planning Commission

District 1

Guy Kemmerly

GKemmerly@Goochlandva.us

(P):804-629-1137

District 2

Amanda Kowalski

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(P): 540-257-3146

District 3

Jess McLaughlin

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District 4

Curt Pituck

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District 5

Martin Dean

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(P): 804-240-2773

STAFF:	Sara Worley, Deputy County Administrator	(804) 556-5867
	Alexandra Spaulding, Deputy County Attorney	(804) 556-5877
	Jamie Sherry, Director of Planning & Zoning	(804) 556-5861
	Keri Ragland, Assistant Director of Planning & Zoning	(804) 424-3126
	Ben Ellis, Planner	(804) 556-5840
	Adam Barber, Planner	(804) 556-5865
	Ashley Parker, Commission Clerk	(804) 556-5866

6:00 P.M. - Board Meeting Room (250)

IF YOU HAVE COMMENTS ON ANY PUBLIC HEARING ITEMS, PLEASE SEND COMMENTS TO PCCOMMENT@GOOCHLANDVA.US OR CONTACT 804-556-5860.

PLEASE CHECK WWW.GOOCHLANDVA.US FOR ANY UPDATES REGARDING THIS MEETING.

1. Call To Order

Attendee Name	Title	Status	Arrived
Guy Kemmerly	Planning Commission Chair	Present	
Amanda Kowalski	Planning Commission Member	Present	
Jess McLaughlin	Planning Commission Member	Absent	
Curt Pituck	Planning Commission Member	Present	
Martin Dean	Planning Commission Member	Absent	

A. Determination of Quorum

The Commission Clerk declared a quorum.

2. Pledge of Allegiance**3. Invocation - Led By Ms. Kowalski**

Ms. Kowalski led in the Pledge of Allegiance and the Invocation.

4. Approval of Minutes**A. Planning Commission - Regular Meeting – June 18, 2026 6:00 PM**

RESULT:	APPROVED
MOVER:	Curt Pituck, Planning Commission Member
SECONDER:	Amanda Kowalski, Planning Commission Member
AYES:	Kemmerly, Kowalski, Pituck
ABSENT:	McLaughlin, Dean

On a motion by Mr. Pituck, seconded by Ms. Kowalski, the minutes from the June 18, 2026 Planning Commission meeting were approved as written with a 3-0 vote. Mr. McLaughlin and Mr. Dean were absent.

5. Director's Report / Announcements

Ms. Jamie Sherry, Director of Planning & Zoning, reviewed cases coming before the Board of Supervisors in August. Upcoming cases for the Commission's August meeting were also discussed along with upcoming community meetings.

For a detailed transcript of the minutes for this item please visit:

<https://goochlandcova.portal.civicclerk.com/event/3301/media>

6. Citizen Comment Period

Mr. Kemmerly opened the citizen comment period.

Marcy Reese of 4135 Shannon Hill Road spoke in support of the conditional use permit CU-2025-00012, application by Virginia Sports Park (VSP).

Kristen Talbott of 2332 West Grey Street spoke in support of CU-2025-00012, application by VSP. She mentioned her son participates in Ms. Reese's shooting club. Currently, shooting occurs outdoors year-round. She noted it would be nice to have a facility where kids could practice archery out of the elements and include family and friends. Archery is a sport that any age or ability can participate in.

Liz Ebel of 8110 Sawmill Road spoke in support of CU-2025-00012, application by VSP. She mentioned she and her grandson recently began participating in archery and that it would be great to have a climate-controlled space to practice in year-round.

Rob Reese of 4135 Shannon Hill Road spoke in support of CU-2025-00012, application by VSP. He discussed the sound study and safety concerns previously mentioned to include fencing and traffic. He requested the application be evaluated based on facts and not emotions.

Steven Schawaroch of 12201 Bremner Ridge Circle ceded his time to Susan Willis.

Susan Willis of 12384 South Readers Circle read a letter into the record on behalf of her neighbor, Anne Gessner, of 12366 South Readers Drive. The letter discussed Goochland's financial situation. The annual audit of Goochland, which is performed by an independent CPA firm found no evidence of Goochland being "in dire financial condition" as noted by Mr. Ben Slone, Chair of the Goochland County Economic Authority. Based on the documentation reviewed by Ms. Gessner, Goochland is in an excellent financial condition.

Robin Kaspar of 12049 Talavera Terrace ceded her time to Arnold Rosenberg.

Joanne Gutkin of 14008 Mosaic Nook ceded her time to Arnold Rosenberg.

Tina Carroll of 15641 Mosaic Creek Boulevard ceded her time to Arnold Rosenberg.

Arnold Rosenberg of 14003 Mosaic Nook, President of the Mosaic at West Creek Homeowners' Association, spoke in opposition to the pre-application for Tuckahoe Technology Park (TTP), PRE-2026-00033. Mr. Rosenberg provided his comments to the Commission (attached and made a part of these minutes).

Kevin Phelon of 9426 Tesserae Way ceded his time to Bruce Silverman.

Angela Phelon of 9426 Tesserae Way ceded her time to Bruce Silverman.

Karen Fortuna of 9705 Kaleidoscope Row ceded her time to Bruce Silverman.

Bruce Silverman of 1340 Hounslow Drive spoke in opposition to the pre-application for TTP, PRE-2026-00033. Mr. Silverman discussed health care issues related to the proposed technology park. He requested clear answers regarding air pollution, water usage, stormwater controls and noise levels. He concluded by requesting: independent, health focused, air quality analysis which models all generators and any onsite power systems together under normal testing, emergency operation and worst case scenarios, limits on

generator testing, public reporting whenever generators run and enforceable emission controls and operating procedures that protect nearby homes, noise study that measures low frequency sound and nighttime impacts at nearby residences, not only at the property line, enforceable sound limits, continuous monitoring and real penalties if limits are exceeded, full disclosure of water use, cooling technology, stormwater controls, spill prevention and long term environmental monitoring.

Paula Margolis of 9432 Tesserae Way ceded her time to Rev. Lisa Sykes.

Ralph Priebe of 7006 Bisque Terrace ceded his time to Rev. Lisa Sykes.

Rev. Lisa Sykes of 12482 North Crossing Drive spoke in opposition to the pre-application for Tuckahoe Technology Park (TTP), PRE-2026-00033. Ms. Sykes provided a brief presentation to the Commission (attached and made a part of these minutes).

Diane Halvorsen of 12253 Bremner Ridge Circle ceded her time to Lee Halvorsen.

Lee Halvorsen of 12253 Bremner Ridge Circle suggested strategic planning, comprehensive planning and zoning ordinance amendments to evaluate use standards for data centers. He urged the Commission to engage with staff and the community on the above items.

Wendy Atar of 7027 Bisque Terrace ceded her time to Joe Hareza.

Susan Hareza of 7117 Montage Row ceded her time to Joe Hareza.

Joe Hareza of 7117 Montage Row requested the Commission deny the application for Tuckahoe Technology Park. He expressed concerns with noise, air and water pollution associated with the proposed application and its close proximity to the Mosaic community. Mr. Hareza also noted concerns with overloaded roads, utilities and negative impacts on property values. He concluded by requesting the Planning Commission and Board of Supervisors reconsider the decision to establish TOD West and deny approval of the TTP application.

Andrew Bacham of 4385 West Wind Drive spoke in opposition to CU-2025-00012, application by VSP. He expressed concerns with noise pollution, extensive planned hours of operation, unrealistic shooting demonstration, negative impacts on property values and the proposed locations proximity to existing single family dwellings.

Kathy Crockett of 5888 Community House Road noted the need for a comprehensive plan review. She also mentioned concerns with proposed transmission lines associated with Valley Link.

Josh Cather of 1715 Walton Store Road spoke in support of the archery and opposition to the shooting associated with CU-2025-00012, application by VSP. He expressed concerns with noise and the subject property's close proximity to existing single family dwellings.

Ann Dearras of 4355 West Wind Drive spoke in opposition to CU-2025-00012, application by VSP. Ms. Dearras requested an additional shooting test occur onsite. She expressed no concerns with the archery portion of the application.

Jill King of 5735 Broad Street Road ceded her time to Christie Payne.

Curman Payne of 4630 Three Chopt Road ceded his time to Christie Payne.

Christie Payne of 4630 Three Chopt Road spoke in opposition to the pre-application for Tuckahoe Technology Park (TTP), PRE-2026-00033. She expressed concerns with cooling systems, water demands, noise, backup generators, traffic, lighting, security, emergency services and future expansion.

Benny Walbauer of 1457 Stage Coach Road ceded his time to Ann Bridges.

Elise Ott of 15633 Mosaic Creek Boulevard ceded her time to Ann Bridges.

Ann Bridges of 1283 Flat Rock Crossing spoke in opposition to the pre-application for Tuckahoe Technology Park (TTP), PRE-2026-00033. She expressed concerns with power, utilities, water and air quality associated with the application. She mentioned a water supply report on the website from 2011 and asked if there was a more current one on file that could be provided to residents.

David Sison of 5026 Ange Road spoke in opposition to CU-2025-00012, application by VSP. He expressed concerns with the proposed hours of operation. He mentioned one of the issues with the application is that the sound study has not been submitted. He requested the Commission defer the application if staff and residents do not have 30 days to review the study prior to the August 20, 2026 Planning Commission meeting.

Jim Christian of 1950 Cartersville Road spoke in opposition to CU-2025-00012, application by VSP. He requested the Commission have the applicant perform a three-hour sound test on a Saturday and ensure that all nearby residents are notified.

Kevin Larson of 4638 Walton Road spoke in opposition to CU-2025-00012, application by VSP. He noted outstanding concerns with the previous sound study and lead in the aquifer. Mr. Larson stated VSP is dismissive of their neighbors. They've made promises and then reneged on them.

Katrina Dalton of 4621 Walton Road spoke in opposition to CU-2025-00012, application by VSP. Ms. Dalton noted the June 9, 2026 shooting demonstration confirmed concerns regarding noise. There are 120 homes within a mile of the proposed site. The demonstration was 30 minutes. If VSP is approved, shooting would persist for 9-11 hours almost every day of the year. This, in no way, complies with Goochland County's zoning ordinance. Ms. Dalton requested that if the Commission believes the application complies with the ordinance, it needs to have conditions that will be restrictive and beneficial to those living nearby.

Madison Holcomb of Walton Store Road spoke in opposition to CU-2025-00012, application by VSP. She acknowledge that VSP has made an effort to address community concerns by modifying the layout of the proposed facility. However, while the location has changed, the fundamental concern has not. She expressed concerns with noise and noted the new orientation makes the proposal worse for her family. She noted the shooting demonstration did not accurately represent what the facility would sound like during

normal operations. She concluded by requesting the Commission evaluate the impacts on the people who have invested in their homes and expect to enjoy them without the continuous sound of gunfire. She encouraged the Commission to require a demonstration or other evidence that represents full operational conditions, including activity at all proposed shooting stations, particularly those oriented toward neighboring homes rather than relying on a limited demonstration that did not reflect the facility's proposed operation.

David Holcomb of 4924 Penny Lane spoke in opposition to CU-2025-00012, application by VSP. He noted the noise associated with the facility will be a serious detriment to the way of life for the over 120 residents that live within a mile of the location. He encouraged VSP to find a more rural location for their facility.

Lena Taylor of 4250 Hadensville Farm Road spoke in opposition to CU-2025-00012, application by VSP. She expressed concerns with noise associated with the proposed application.

Kirby Montgomery of 9603 Infinity Terrace expressed concerns with the pre-application for Tuckahoe Technology Park (TTP), PRE-2026-00033. He noted concerns with noise associated with the application.

Windley Gravatt of 901 Sunset Drive spoke in opposition to the pre-application for Tuckahoe Technology Park (TTP), PRE-2026-00033. She mentioned she has a garden business at her home which requires bees. There is documented evidence that the EMF's generated by data centers kill bees which will impact her livelihood. She also expressed concerns with noise, water and negative impacts on property values associated with the proposed application.

Judy Thompson of 3370 North Road expressed concerns with the pre-application for Tuckahoe Technology Park (TTP), PRE-2026-00033. She noted specific concerns with noise and water impacts associated with the application.

Seeing no one else who wished to speak, Chair Kemmerly closed the citizen comment period.

Mr. Kemmerly then called for a ten-minute recess. He reconvened the meeting at 8:00 p.m.

For a detailed transcript of the minutes for this item please visit:
<https://goochlandcova.portal.civicclerk.com/event/3301/media>

7. Unfinished Business - None

There was no unfinished business.

8. New Business

A. District 5 - CMP-2026-00003 - Application by Trinity Capital Acquisitions, LLC requesting approval of a Conceptual Master Plan for a warehouse/industrial use on 60.58 acres on Tax Map Nos. 63-37-1-6-0, 63-37-1-7-0, 63-37-1-8-0 and 63-37-1-9-0

in West Creek Business Park. The Property is zoned Industrial, Limited (M-1), with proffered conditions and is governed by the proffers associated with West Creek Business Park. The Comprehensive Plan designates this area as Prime Economic Development.

RESULT:	APPROVED
MOVER:	Amanda Kowalski, Planning Commission Member
SECONDER:	Curt Pituck, Planning Commission Member
AYES:	Kemmerly, Kowalski, Pituck
ABSENT:	McLaughlin, Dean

Mr. Jon-Mikel Whalen, Planner, gave a presentation outlining CMP-2026-00003 Application by Trinity Capital Acquisitions, LLC requesting approval of a Conceptual Master Plan for a warehouse/industrial use on 60.58 acres on Tax Map Nos. 63-37-1-6-0, 63-37-1-7-0, 63-37-1-8-0 and 63-37-1-9-0 in West Creek Business Park. The Property is zoned Industrial, Limited (M-1), with proffered conditions and is governed by the proffers associated with West Creek Business Park. The Comprehensive Plan designates this area as Prime Economic Development.

There were questions from the Commission. Mr. Whalen addressed the Commission's questions.

Chair Kemmerly called upon the applicant to speak. The applicant did not wish to speak.

Ms. Kowalski made a motion to approve CMP-2026-00003. Mr. Pituck seconded the motion. Ms. Kowalski, Mr. Pituck and Mr. Kemmerly voted to approve the Conceptual Master Plan. Thus, CMP-2026-00003 was approved with a 3-0 vote. Mr. McLaughlin and Mr. Dean were absent.

For a detailed transcript of the minutes for this item please visit:
<https://goochlandcova.portal.civicclerk.com/event/3301/media>

9. Requests to Defer, Additions, Deletions, or Changes to the Order of Public Hearings

There were no requests to defer, additions, deletions or changes to the order of public hearings.

10. Public Hearing Items

- A. District 4 - CU-2026-00008 Application by Guy and Eva Hansen requesting a conditional use permit (CUP) for an accessory family housing unit, detached, on 3.65 acres at 1451 Hockett Road on Tax Map No. 58-1-0-91-0. The property is zoned Agricultural, Limited (A-2). The CUP is required by County Zoning Ordinance Sec. 15-112 in accordance with Sec. 15-285.A. The Comprehensive Plan designates this area as Suburban Residential.**

RESULT:	RECOMMENDED FOR APPROVAL
MOVER:	Curt Pituck, Planning Commission Member
SECONDER:	Amanda Kowalski, Planning Commission Member
AYES:	Kemmerly, Kowalski, Pituck
ABSENT:	McLaughlin, Dean

Mr. Ben Ellis, Planner, gave a presentation outlining CU-2026-00008 Application by Guy and Eva Hansen requesting a conditional use permit (CUP) for an accessory family housing unit, detached, on 3.65 acres at 1451 Hockett Road on Tax Map No. 58-1-0-91-0. The property is zoned Agricultural, Limited (A-2). The CUP is required by County Zoning Ordinance Sec. 15-112 in accordance with Sec. 15-285.A. The Comprehensive Plan designates this area as Suburban Residential. He then reviewed the proposed conditions.

There were questions from the Commission. Mr. Ellis addressed the Commission's questions.

Chair Kemmerly called upon the applicant to speak. The applicant did not wish to speak.

Mr. Kemmerly opened the public hearing. Seeing no one who wished to speak, Chair Kemmerly closed the public hearing.

Mr. Pituck made a motion to recommend approval of CU-2026-00008. Ms. Kowalski seconded the motion. Mr. Pituck, Ms. Kowalski and Mr. Kemmerly voted to recommend approval. Thus, CU-2026-00008 was recommended for approval with a 3-0 vote. Mr. McLaughlin and Mr. Dean were absent.

For a detailed transcript of the minutes for this item please visit:

<https://goochlandcova.portal.civicclerk.com/event/3301/media>

- B. District 3 - CU-2026-00009 Application by Bethel United Methodist Church requesting a conditional use permit (CUP) for an electronic message board on 1.91 acres at 1981 Cardwell Road on Tax Map No. 45-1-0-31-0. The applicant seeks an exception to the electronic message board standard in County Zoning Ordinance Sec. 15-416 to allow messages to change more frequently than once per minute. The property is zoned Agricultural, Limited (A-2). The CUP is required by County Zoning Ordinance Sec. 15-416, and the exception is requested under 15-416.B of the County Zoning Ordinance. The Comprehensive Plan designates this area as Semi-Public.**

RESULT:	RECOMMENDED FOR APPROVAL
MOVER:	Curt Pituck, Planning Commission Member
SECONDER:	Amanda Kowalski, Planning Commission Member
AYES:	Kemmerly, Kowalski, Pituck
ABSENT:	McLaughlin, Dean

Ms. Keri Ragland, Assistant Director of Planning & Zoning, gave a presentation outlining CU-2026-00009 Application by Bethel United Methodist Church requesting a conditional use permit (CUP) for an electronic message board on 1.91 acres at 1981 Cardwell Road on Tax Map No. 45-1-0-31-0. The applicant seeks an exception to the electronic message board standard in County Zoning Ordinance Sec. 15-416 to allow messages to change more frequently than once per minute. The property is zoned Agricultural, Limited (A-2). The CUP is required by County Zoning Ordinance Sec. 15-416, and the exception is requested under 15-416.B of the County Zoning Ordinance. The Comprehensive Plan designates this area as Semi-Public. She then reviewed the proposed conditions.

There were questions from the Commission. M. Ragland addressed the Commission's questions.

Chair Kemmerly called upon the applicant to speak. The applicant did not wish to speak.

Mr. Kemmerly opened the public hearing.

Judy Thompson of 3370 North Road spoke in opposition to the exception request to allow messages to change more frequently than once per minute. She expressed public safety concerns associated with the exception request.

Seeing no one else who wished to speak, he closed the public hearing.

Mr. Kemmerly extended an opportunity for rebuttal to the applicant.

Mr. David Donovan of 1873 Greenbriar Branch Drive noted he is the Chairman of Trustees for Bethel United Methodist Church. He clarified the speed limit on Cardwell Road is 45 miles per hour and noted his support of the exception request as it has not been an issue with other electronic message signs in the county.

Ms. Kowalski questioned whether Fire Rescue has experienced any safety concerns with the electronic message board signs? Fire Marshall Doug Davies responded no.

Mr. Pituck made a motion to recommend approval. Ms. Kowalski seconded the motion. Mr. Pituck, Ms. Kowalski and Mr. Kemmerly voted to recommend approval. Thus, CU-2026-00009 was recommended for approval with a 3-0 vote. Mr. McLaughlin and Mr. Dean were absent.

For a detailed transcript of the minutes for this item please visit:
<https://goochlandcova.portal.civicclerk.com/event/3301/media>

- C. **District 5 - CU-2026-00010 Application by Steve Krickovic requesting to renew conditional use permit (CUP) case CU-2021-00001 for automobile sales on 0.382 acres at 504 Wilton Road on Tax Map No. 64-7-0-B-1A. The property is zoned Business, General (B-1). The CUP is required by County Zoning Ordinance Sec. 15-242. The Comprehensive Plan designates this area as Commercial.**

RESULT:	RECOMMENDED FOR APPROVAL
MOVER:	Amanda Kowalski, Planning Commission Member
SECONDER:	Curt Pituck, Planning Commission Member
AYES:	Kemmerly, Kowalski, Pituck
ABSENT:	McLaughlin, Dean

Ms. Jamie Sherry, Director of Planning & Zoning, gave a presentation outlining CU-2026-00010 Application by Steve Krickovic requesting to renew conditional use permit (CUP) case CU-2021-00001 for automobile sales on 0.382 acres at 504 Wilton Road on Tax Map No. 64-7-0-B-1A. The property is zoned Business, General (B-1). The CUP is required by County Zoning Ordinance Sec. 15-242. The Comprehensive Plan designates this area as Commercial. She then reviewed the proposed conditions.

There were questions from the Commission. Ms. Sherry addressed the Commission's questions.

Edgar Simmons of 407 Knollwood Drive had a question regarding the locked gate for emergency access. Fire Marshall Doug Davies responded to Mr. Simmons' question noting the lock would not stop Fire and Rescue from accessing the property.

Mr. Kemmerly opened the public hearing. Seeing no one who wished to speak, Chair Kemmerly closed the public hearing.

Ms. Kowalski made a motion to recommend approval of CU-2026-00010. Mr. Pituck seconded the motion. Mr. Pituck, Ms. Kowalski and Mr. Kemmerly voted to recommend approval. Thus, CU-2026-00010 was recommended for approval with a 3-0 vote. Mr. McLaughlin and Mr. Dean were absent.

For a detailed transcript of the minutes for this item please visit:

<https://goochlandcova.portal.civicclerk.com/event/3301/media>

- D. **District 2 - CU-2026-00011 Application by Richard Dane requesting to renew conditional use permit (CUP) case CU-2020-00005 for automobile sales on 0.75 acres at 2799 Sandy Hook Road on Tax Map No. 30-1-0-121-A. The property is zoned Agricultural, Limited (A-2). The CUP is required by County Zoning Ordinance Sec. 15-112. The Comprehensive Plan designates this area as Rural Enhancement Area.**

RESULT:	RECOMMENDED FOR APPROVAL
MOVER:	Amanda Kowalski, Planning Commission Member
SECONDER:	Curt Pituck, Planning Commission Member
AYES:	Kemmerly, Kowalski, Pituck
ABSENT:	McLaughlin, Dean

Ms. Jamie Sherry, Director of Planning & Zoning, gave a presentation outlining CU-2026-00011 Application by Richard Dane requesting to renew conditional use permit (CUP) case CU-2020-00005 for automobile sales on 0.75 acres at 2799 Sandy Hook Road on Tax Map No. 30-1-0-121-A. The property is zoned Agricultural, Limited (A-2). The CUP is required by County Zoning Ordinance Sec. 15-112. The Comprehensive Plan designates this area as Rural Enhancement Area. She then reviewed the proposed conditions.

There were questions from the Commission. Ms. Sherry addressed the Commission's questions.

Chair Kemmerly called upon the applicant to speak. Mr. Dane thanked the Commission for considering the CUP renewal. He also provided additional information regarding the request.

Mr. Kemmerly opened the public hearing. Seeing no one who wished to speak, Chair Kemmerly closed the public hearing.

Ms. Kowalski made a motion to recommend approval of CU-2026-00011. Mr. Pituck seconded the motion. Mr. Pituck, Ms. Kowalski and Mr. Kemmerly voted to recommend approval. Thus, CU-2026-00011 was recommended for approval with a 3-0 vote. Mr. McLaughlin and Mr. Dean were absent.

For a detailed transcript of the minutes for this item please visit:

<https://goochlandcova.portal.civicclerk.com/event/3301/media>

11. Adjournment

Being no further business before the Commission, the meeting was adjourned at 8:56 p.m.



Goochland County Planning Commission

Regular Meeting Minutes

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More than two members of the Goochland County Board of Supervisors may attend this Planning Commission meeting; if so, it will be considered a special meeting of the Board of Supervisors to discuss the application(s), but no votes or action will be taken by the Board of Supervisors at the meeting.

THURSDAY, JUNE 18TH, 2026

BOARD CONFERENCE ROOM 250

Planning Commission

District 1

Guy Kemmerly

GKemmerly@Goochlandva.us

(P):804-629-1137

District 2

Amanda Kowalski

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District 3

Jess McLaughlin

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District 4

Curt Pituck

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District 5

Martin Dean

MDean@Goochlandva.us

(P): 804-240-2773

STAFF:	Sara Worley, Deputy County Administrator	(804) 556-5867
	Alexandra Spaulding, Deputy County Attorney	(804) 556-5877
	Jamie Sherry, Director of Planning & Zoning	(804) 556-5861
	Ray Cash, Assistant Director of Planning & Zoning	(804) 556-5849
	Keri Ragland, Assistant Director of Planning & Zoning	(804) 424-3126
	Ben Ellis, Planner	(804) 556-5840
	Adam Barber, Planner	(804) 556-5865
	Ashley Parker, Commission Clerk	(804) 556-5866

6:00 P.M. - Board Meeting Room (250)

IF YOU HAVE COMMENTS ON ANY PUBLIC HEARING ITEMS, PLEASE SEND COMMENTS TO PCCOMMENT@GOOCHLANDVA.US OR CONTACT 804-556-5860.

PLEASE CHECK WWW.GOOCHLANDVA.US FOR ANY UPDATES REGARDING THIS MEETING.

1. Call To Order

Attendee Name	Title	Status	Arrived
Guy Kemmerly	Planning Commission Chair	Present	
Amanda Kowalski	Planning Commission Member	Present	
Jess McLaughlin	Planning Commission Member	Present	
Curt Pituck	Planning Commission Member	Present	
Martin Dean	Planning Commission Member	Present	

A. Determination of Quorum

The Commission Clerk declared a quorum.

2. Pledge of Allegiance**3. Invocation - Led By Mr. Kemmerly**

Mr. Kemmerly led in the Pledge of Allegiance and the Invocation.

Chair Kemmerly noted he would like to amend the order of the agenda to move item 9.1, related to Virginia Sports Park and Training Center deferral request, to be considered after the Director's Report. He mentioned the amendment would require a motion and a vote.

Ms. Kowalski moved the Commission amend the order of the agenda items to move item 9.1, related to Virginia Sports Park and Training Center deferral, to be heard after the Director's Report. Mr. Pituck seconded the motion. Ms. Kowalski, Mr. Pituck, Mr. Kemmerly, Mr. Dean and Mr. McLaughlin voted to approve the agenda amendment.

4. Approval of Minutes**A. Planning Commission - Regular Meeting - May 21, 2026 6:00 PM**

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Curt Pituck, Planning Commission Member
SECONDER:	Amanda Kowalski, Planning Commission Member
AYES:	Kemmerly, Kowalski, McLaughlin, Pituck, Dean

On a motion by Mr. Pituck, seconded by Ms. Kowalski, the minutes from the May 21, 2026 Planning Commission meeting were unanimously approved as written with a 5-0 vote.

5. Director's Report / Announcements

Ms. Jamie Sherry, Director of Planning & Zoning, reviewed cases coming before the Board of Supervisors in June. Upcoming cases for the Commission's June meeting were also discussed along with upcoming community meetings. Ms. Sherry recognized the passing of former Planning Commissioner, Thomas Rockecharlie. Mr. Rockecharlie dedicated many years of service to Goochland County, including serving as the District 5 Planning

Commissioner for five terms. He was a strong advocate for engagement and regularly participated in community meetings involving Rezoning and Conditional Use applications along with long range planning efforts. On behalf of the Planning Commission and staff, Ms. Sherry thanked Mr. Rockecharlie for his years of service and lasting contributions to Goochland County.

Ms. Sara Worley, Deputy County Administrator for Community and Economic Development, took an opportunity to discuss work being conducted by the Planning office as directed by the Board of Supervisors. Data Center use was added in the M1 and M2 zoning districts in 2014. In November of 2025, the county adopted the TOD that provided standards for data centers located inside of the TOD. Those standards do not apply to data centers outside of the TOD. With the location of the Valley Link transmission line in western Goochland, many citizens have become concerned data centers could possibly be located outside of the eastern growth area. While the likelihood of that happening is limited, the Board would like to further reduce the possibility by amending the Zoning Ordinance for M1 and M2 to set development standards for data centers outside the eastern growth area. Ms. Worley noted staff's goal is to have proposed amendments ready by the end of August to share with the community. As with all ordinance amendments, there will be multiple opportunities for the public to weigh in through a transparent process which includes community meetings and public hearings before the Planning Commission and the Board of Supervisors.

For a detailed transcript of the minutes for this item please visit:

<https://goochlandva.new.swagit.com/videos/391592>

6. Requests to Defer, Additions, Deletions, or Changes to the Order of Public Hearings

- 1. District 1 - CU-2025-00012 Application by Virginia Sports Park and Training Center at Goochland requesting a conditional use permit (CUP) for skeet shooting range; similar ranges or courses and indoor recreation facility on 353.9 acres with CUP activity on approximately 125 acres on Old Fredericksburg Road north of its intersection with Interstate 64 on Tax Map No. 6-1-0-55-A and a portion of 6-1-0-57-T. The properties are zoned Agricultural, General (A-1), and Business, General (B-1). The CUP is required by County Zoning Ordinance Sec. 15-102 and Sec. 15-242. The Comprehensive Plan designates this area as Industrial and Commercial. The applicant has requested deferral of this public hearing application to the August 20, 2026 Planning Commission meeting.**

RESULT:	DEFERRED [UNANIMOUS]	Next: 8/20/2026 6:00 PM
MOVER:	Martin Dean, Planning Commission Member	
SECONDER:	Jess McLaughlin, Planning Commission Member	
AYES:	Kemmerly, Kowalski, McLaughlin, Pituck, Dean	

The Clerk noted the applicant's request for a 60-day deferral of CU-2025-00012 - Application by Virginia Sports Park and Training Center at Goochland requesting a conditional use permit (CUP) for skeet shooting range; similar ranges or courses and indoor recreation facility on 353.9 acres with CUP activity on approximately 125 acres on Old Fredericksburg Road north of its intersection with Interstate 64 on Tax Map No. 6-1-0-55-A and a portion of 6-1-0-57-T. The properties are zoned Agricultural, General

(A-1), and Business, General (B-1). The CUP is required by County Zoning Ordinance Sec. 15-102 and Sec. 15-242. The Comprehensive Plan designates this area as Industrial and Commercial. The applicant requested deferral to the August 20, 2026 Planning Commission meeting.

Mr. Dean motioned to approve the applicant's 60-day deferral request, Mr. McLaughlin seconded the motion. Mr. Dean, Mr. McLaughlin, Ms. Kowalski, Mr. Kemmerly and Mr. Pituck voted to approve the deferral request. Thus, CU-2025-00012 was unanimously deferred to the August 20, 2026 Planning Commission meeting with a 5-0 vote.

For a detailed transcript of the minutes for this item please visit:

<https://goochlandva.new.swagit.com/videos/391592>

7. Citizen Comment Period

Mr. Kemmerly noted based on the change to the public hearing schedule and the deferral of CU-2025-00012 related to Virginia Sports Park and Training Center, if anyone would like to speak on the matter they could save their comments for the August public hearing or they could speak on the matter during citizen comment period.

Mr. Kemmerly opened the citizen comment period.

Patience Armstrong of 9349 Citrine Run ceded her time to Arnold Rosenberg.

Arnold Rosenberg of 14003 Mosaic Nook mentioned he is a resident of the Mosaic at West Creek community. Mr. Rosenberg expressed concerns with the proposed 900 acre data center campus, Tuckahoe Technology Park and provided written comments to the Commission (attached and made a part of these minutes).

Andrew Bachum of 4385 West Wind Drive spoke in opposition to CU-2025-00012, application by Virginia Sports Park and Training Center.

Becky Sterner of 4385 West Wind Drive spoke in opposition to CU-2025-00012, application by Virginia Sports Park and Training Center.

Sara Lindemann of 287 Geri Lane spoke in opposition to CU-2025-00012, application by Virginia Sports Park and Training Center.

Reverend Lisa Sykes of 12482 North Crossing Drive in Reader's Branch expressed concerns with data centers and provided written comments to the Commission (attached and made a part of these minutes).

Robin Larson of 4638 Walton Road spoke in opposition to CU-2025-00012, application by Virginia Sports Park and Training Center.

Ralph Priebe of 7006 Bisque Terrace noted the Comprehensive Plan needs to be updated and the County needs to implement a zoning ordinance amendment and provide use standards for data centers.

Stacy Sallerson of 4121 Clay Morris Estates spoke in opposition to CU-2025-00012, application by Virginia Sports Park and Training Center.

Kyle Edwards of 4602 Walton Road spoke in opposition to CU-2025-00012, application by Virginia Sports Park and Training Center.

David Sison of 5026 Ange Road spoke in opposition to CU-2025-00012, application by Virginia Sports Park and Training Center.

*E-mails received: Linda Moore - 2164 Proffitt Road (attached and made a part of these minutes).

Seeing no one else who wished to speak, Chair Kemmerly closed the citizen comment period.

For a detailed transcript of the minutes for this item please visit:

<https://goochlandva.new.swagit.com/videos/391592>

8. Unfinished Business - None

There was no unfinished business.

9. New Business

Mr. Kemmerly mentioned two items of new business.

Mr. Kemmerly noted Mr. Dean, District 5 Planning Commissioner, recently completed the Virginia Commonwealth University Certified Planning Commissioner program. He provided upcoming course information for the community.

Mr. Kemmerly mentioned Mr. Cash would be leaving Goochland County to work in Fredericksburg. He read a letter of appreciation into the record for Mr. Cash (attached and made a part of these minutes).

For a detailed transcript of the minutes for this item please visit:

<https://goochlandva.new.swagit.com/videos/391592>

10. Public Hearing Items

- District 2 - CU-2026-00006 Application by LaVallee Farm, LLC requesting to renew conditional use permit (CUP) case CU-2020-00010 for short-term rental, unhosted, on 524 acres at 3940 Old Stage Road on Tax Map No. 29-1-0-21-0. The property is zoned Agricultural, General (A-1). The CUP is required by County Zoning Ordinance Sec. 15-102 in accordance with Sec. 15-285.G. The Comprehensive Plan designates this area as Rural Enhancement Area. Area.**

RESULT:	RECOMMENDED FOR APPROVAL AS AM [UNANIMOUS]
MOVER:	Amanda Kowalski, Planning Commission Member
SECONDER:	Jess McLaughlin, Planning Commission Member
AYES:	Kemmerly, Kowalski, McLaughlin, Pituck, Dean

Mr. Adam Barber, Planner, gave a presentation outlining CU-2026-00006 Application

by LaVallee Farm, LLC requesting to renew conditional use permit (CUP) case CU-2020-00010 for short-term rental, unhosted, on 524 acres at 3940 Old Stage Road on Tax Map No. 29-1-0-21-0. The property is zoned Agricultural, General (A-1). The CUP is required by County Zoning Ordinance Sec. 15-102 in accordance with Sec. 15-285.G. The Comprehensive Plan designates this area as Rural Enhancement Area. He then reviewed the proposed conditions.

There were questions from the Commission. Mr. Barber addressed the Commission's questions.

Chair Kemmerly called upon the applicant to speak.

Jim Satterfield of 2830 W Brigstock Road mentioned he would be happy to answer any questions from the Commission regarding the application. Ms. Kowalski clarified Mr. Satterfield would like the CUP renewal for ten years versus the five years as currently proposed. Mr. Satterfield noted his approval of a ten-year renewal for the CUP.

Mr. Kemmerly opened the public hearing. Seeing no one who wished to speak, Chair Kemmerly closed the public hearing.

Ms. Kowalski motioned to recommend approval with an amendment to Condition 10. Expiration to provide a ten-year renewal versus a five-year renewal as proposed. Mr. McLaughlin seconded the motion. Ms. Kowalski, Mr. McLaughlin, Mr. Kemmerly, Mr. Pituck and Mr. Dean voted to recommend approval as amended. Thus CU-2026-00006 was unanimously recommended for approval as amended with a 5-0 vote.

For a detailed transcript of the minutes for this item please visit:

<https://goochlandva.new.swagit.com/videos/391592>

2. **District 2 - CU-2026-00007 Application by Four-L Corporation requesting to renew conditional use permit (CUP) case CU-2014-00003A for biosolids, routine storage, and to expand the storage area from 10,000 square feet to 20,000 square feet on 110.3 acres at 2801 Chapel Hill Road on Tax Map No. 28-1-0-122-0. The property is zoned Agricultural, General (A-1). The CUP is required by County Zoning Ordinance Sec. 15-102 in accordance with Sec. 15-281.A. The Comprehensive Plan designates this area as Rural Enhancement Area.**

RESULT:	RECOMMENDED FOR APPROVAL [UNANIMOUS]
MOVER:	Martin Dean, Planning Commission Member
SECONDER:	Jess McLaughlin, Planning Commission Member
AYES:	Kemmerly, Kowalski, McLaughlin, Pituck, Dean

Mr. Adam Barber, Planner, gave a presentation outlining CU-2026-00007 Application by Four-L Corporation requesting to renew conditional use permit (CUP) case CU-2014-00003A for biosolids, routine storage, and to expand the storage area from 10,000 square feet to 20,000 square feet on 110.3 acres at 2801 Chapel Hill Road on Tax Map No. 28-1-0-122-0. The property is zoned Agricultural, General (A-1). The CUP is required by County Zoning Ordinance Sec. 15-102 in accordance with Sec. 15-281.A.

The Comprehensive Plan designates this area as Rural Enhancement Area. He then reviewed the proposed conditions.

There were questions from the Commission. Mr. Barber, Ms. Sherry and Fire Marshall Davies addressed the Commission's questions.

Chair Kemmerly called upon the applicant to speak. Owen Lanier of 4209 Whitehall Road noted he is the President of Four-L Corporation. Mr. Lanier provided the Commission with additional information regarding the application.

Mr. Kemmerly opened the public hearing. Seeing no one who wished to speak, he closed the public hearing.

*E-mails - Franklin Grubbs - 4065 Whitehall Road - (attached and made a part of these minutes).

Mr. Dean motioned to recommend approval. Mr. McLaughlin seconded the motion. Mr. Dean, Mr. McLaughlin, Mr. Kemmerly, Mr. Pituck and Ms. Kowalski voted to recommend approval. Thus, CU-2026-00007 was recommended for approval with a 5-0 vote.

For a detailed transcript of the minutes for this item please visit:
<https://goochlandva.new.swagit.com/videos/391592>

11. Adjournment

Being no further business before the Commission, the meeting was adjourned at 7:27 p.m.

**Presentation No. 1 – Mosaic at West Creek Homeowners’ Association Position
Statement – Pre-Application Stage – Tuckahoe Technology Park**

Good evening, Mr. Chairman and Members of the Planning Commission. My name is Arnold Rosenberg. I reside at 14003 Mosaic Nook in the Mosaic at West Creek subdivision.

I am President of the Mosaic at West Creek Homeowners’ Association, representing the 497 households in our established 55+ community immediately adjacent to and, for many of our residents, surrounded by the property being considered for the Tuckahoe Technology Park Conditional Use Permit.

We recognize that **VALCO Goochland LLC (TRACT), the applicant**, is in the pre-application phase of a Conditional Use Permit request for the Tuckahoe Technology Park, an **872-acre, 900-megawatt hyperscale industrial data center campus**.

And, just for clarity and so we can all work from the same understanding, a hyperscale campus such as the one being proposed is a multi-building industrial complex with continuous 24/7 mechanical operation, massive electrical and cooling infrastructure, and an impact profile comparable to that of a major power-generation facility.

We also understand and appreciate that the purpose of the pre-application stage is to identify issues and determine whether the applicant can meet Virginia’s standards for a Conditional Use Permit.

To do so, the burden of proof rests with the applicant to demonstrate, through competent, substantial, and objective evidence, that those standards can be met and that the proposed use will not adversely affect the surrounding area and is compatible with adjacent uses.

At this early stage, the Association must be direct and unequivocal:

Based on the information presented to date, the Mosaic at West Creek Homeowners’ Association does not believe the applicant has demonstrated that a continuously operating hyperscale industrial campus of this magnitude is compatible with an established senior residential community immediately adjacent to it.

This is not a debate about the value of data centers or Goochland County’s economic development goals. Those issues are not part of the discussion.

The question before you is procedural, fundamental, and unavoidable:

Can the applicant demonstrate compatibility between a 900-megawatt industrial campus and an adjacent 55+ residential community?

At this stage, the record contains conceptual plans and predictive analyses but not demonstrated evidence from a comparable operating environment. And the absence of such evidence is not a minor gap — it is a foundational problem.

To our knowledge, neither the applicant nor County staff has identified a comparable example in Virginia—or elsewhere in the United States—where an industrial hyperscale data center campus of this size and magnitude has operated immediately adjacent to an established 55+ age-restricted residential community while demonstrating long-term compatibility.

The absence of precedent is not an inconvenience; it is a critical point that must inform this Commission's expectations.

Conceptual plans, renderings, and predictive modeling are not substitutes for demonstrated performance in a comparable setting. Compatibility is not presumed simply because impacts are modeled. It must be demonstrated through objective evidence. **And while added conditions may mitigate impacts, they cannot transform an incompatible use into a compatible one.**

As this process moves forward, the Mosaic at West Creek Homeowners Association will participate constructively by providing the Commission and the Board of Supervisors detailed information, regarding land-use incompatibility, as well as the potential impacts on our senior residents from years of construction activity, operational noise and low-frequency sound, water demand and electrical infrastructure, potential on-site energy generation, public-health considerations for our 55+ senior community and its older population, and the cumulative interaction of these impacts when considered together.

Given the unprecedented magnitude and scale of this proposal, we respectfully request that the Commission require the applicant's formal submission to include **objective, independently verified evidence** addressing these topics — not solely internal modeling or consultant-generated projections. An outline of this evidence, along with this presentation, is being provided to the Board secretary for inclusion in the official record.

In closing, the burden of proof rests with the applicant—not with us, the neighboring residents. Unless compatibility is demonstrated through objective, independently verified evidence, the Mosaic at West Creek Homeowners' Association will oppose approval of this Conditional Use Permit.

Thank you for your consideration and for your service to our Community.

PRE-APPLICATION EVIDENCE REQUIREMENTS

The Mosaic at West Creek requests that the Planning Commission and staff provide the following evidence from the Developer for the pre-application consideration

1. Land-Use Compatibility Evidence

- **A compatibility analysis prepared by a qualified land-use planning firm** (not by TRACT's engineers or architects)
- **Identification of comparable hyperscale campuses adjacent to senior residential communities** (If none exist, that absence becomes evidence.)
- **Documented performance data from those comparable sites**, including noise, vibration, emergency operations, and resident complaints.
- **A compatibility matrix** comparing the proposed use against the County's Comprehensive Plan, zoning district intent, and adjacent residential uses.
- **A visual impact assessment** including building massing, height, and sight-line studies from Mosaic Homes.

2. Noise & Low-Frequency Sound Evidence

- **Independent third-party noise modeling** (not TRACT's consultant) including:
 - continuous 24/7 operations
 - emergency generator testing
 - low-frequency hum from cooling systems
 - nighttime conditions
- **Baseline ambient noise measurements** taken inside Mosaic at West Creek.
- **Noise contour maps** showing impacts at property lines and at homes.
- **Mitigation feasibility analysis** (not just promises):
 - berm height effectiveness
 - wall height effectiveness
 - building orientation
 - mechanical equipment placement

- **Evidence from comparable hyperscale sites** documenting actual noise complaints and enforcement actions.

3. Construction Impact Evidence (A multi-year buildout is often more disruptive than the final facility.)

- **A full construction phasing plan** including duration, sequencing, and peak activity periods.
- **Geotechnical Report and Blast analyses, should blasting be necessary**
- **Heavy truck traffic estimates** (daily and hourly).
- **Construction noise modeling** (pile driving, blasting, cranes, concrete operations).
- **Dust, particulate, and air-quality impact analysis** for a senior community.
- **Lighting impact analysis** for nighttime construction.

4. Water, Sewer, and Electrical Infrastructure Evidence

- **Projected water usage** (daily, peak, and emergency cooling scenarios).
- **Projected wastewater discharge** and treatment capacity analysis.
- **Electrical demand analysis** for a 900-MW campus:
 - grid stability
 - redundancy
 - substation expansion
 - transmission line impacts
- **Evidence of coordination with Dominion Energy**, including load studies.

5. On-Site Energy Generation Evidence

- **Type of generation proposed** (diesel, natural gas, battery, fuel cell).
- **Number of generators and testing schedules.**
- **Air emissions modeling** for generator operations.
- **Emergency operations modeling** (full campus on generator power).

6. Public Health Evidence for a 55+ Community

- **Assessment of noise sensitivity in older adults** and those with cochlear implants (low-frequency noise affects sleep and cognition).
- **Assessment of particulate sensitivity** (construction dust and generator emissions).
- **Assessment of vibration impacts** (affects balance and stability in older adults).
- **Assessment of chronic stress impacts** (continuous industrial noise is a known stressor).

7. Cumulative Impact Evidence

- **A cumulative impact analysis** combining:
 - noise
 - vibration
 - lighting
 - traffic
 - construction
 - emergency operations
 - air quality
 - water and electrical infrastructure
- **A senior-community compatibility assessment**

8. Enforceability Evidence

Before any CUP is considered, the Commission must see:

- **Draft enforceable conditions** (not conceptual promises)
- **Monitoring and compliance mechanisms**
- **Penalties for non-compliance**
- **Evidence of similar conditions used successfully elsewhere**

HOW **AI & Artificial Intelligence** Threaten the Doomsday Clock

📅 March 15, 2026 ⌚ 9 min read



The Doomsday Clock is currently at 85 seconds to midnight

AI and disruptive technologies are now a primary factor in the clock's record-close setting

🔧 **AI as a New Doomsday Clock Factor**

For most of its history, the **Doomsday Clock** measured a single threat: nuclear weapons. Climate change was added to the calculus in 2007, broadening the clock's scope beyond nuclear risk alone. But it was not until the early 2020s that the Bulletin of the Atomic Scientists formally introduced a third category of existential concern — disruptive technologies — with artificial intelligence at its center.

The shift did not happen overnight. For years, the Bulletin's annual statements had included passing references to cyber risks and emerging technologies. But the explosive growth of AI capabilities beginning in 2023 — large language models, autonomous drone systems, AI-assisted weapons targeting, and synthetic media generation — forced a reckoning. By 2024, the Bulletin of the Atomic Scientists and Security Board concluded that AI was no longer a speculative future threat but an active, present-day factor in the global risk landscape.

AI Has
a
DARK
Side!

US Treasury draft warns of economic mayhem if AI mimics dotcom bubble: report

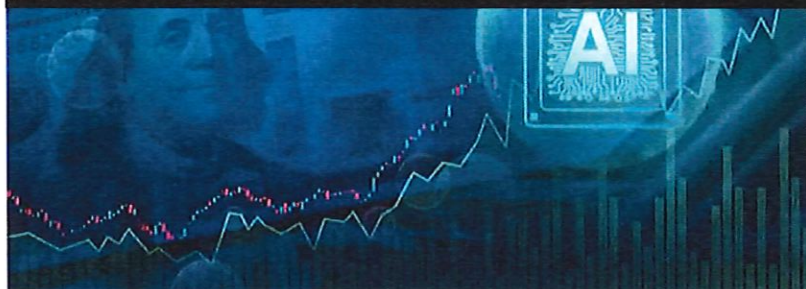
Jul 06, 2026, 12:32 PM ET [OpenAI \(OPENAI\) Stock](#), [ANTHRO Stock](#), [MSFT Stock](#), [GOOG Stock](#), [GOOGL Stock](#), [AMZN Stock](#) By: Brandon Evans, SA News Editor

[Share](#) [Save](#) [Play \(1min\)](#) [Comments \(141\)](#)

S Treasury draft warns of economic mayhem if AI mimics do...

[Share](#) [Save](#) [f](#)

ng - Trump warns of further strikes on Iran, weighs new blockade - report (update)



The U.S. Department of the Treasury has produced a draft report warning of the extensive risks to the economy if the artificial intelligence market repeats what happened when the dotcom bubble burst 25 years ago,

“If it looks too good to be true, it probably is!”

**Bank of America warns
the US economy has split
in two**
Story by Moz Farooque

- To back that argument up with some data, Business Insider, citing Goldman Sachs, states the **2026 AI capex for the four could hit \$725 billion**, roughly double 2025's tally.
- Moreover, the four major AI spenders lifted Q2 2026 capital spending by 74% year over year to \$168 billion, showing **the AI buildout is still moving at breakneck speed, even as investors question returns.**
- BofA estimates AI investment will add 0.4 percentage point to GDP growth this year, while AI investment adjusted for imports rises to 0.7% of GDP in 2026.
- In a split economy, that is a massive cushion. Consumers continue to put in the work, but AI capex is also becoming a major engine of domestic demand.
- However, AI's benefits aren't landing evenly.
- BofA says the impact on jobs is already visible in white-collar services, while the productivity payoff remains an open question.

“You can’t drink data!”

Data Centers are
UNSUSTAINABLE in
regard to:

- Air
- Water
- Land
- Climate



**United
Nations**

UN News

Global perspective Human stories

AI’s environmental costs threaten water, land and climate

lash/Geoffrey Moffett A data centre in Ireland.

4 June 2026 | **Climate and Environment**

Artificial Intelligence is not only responsible for worrying amounts of earth-warming greenhouse gases: the technology’s environmental footprint is also expanding at a pace that could strain the planet’s natural resources.

What uses
more water?
Nationally,
golf courses
DO use more
water than
data centers.

- **How much water do data centers use?**
- Water use varies widely depending on a data center's size, location and cooling system.
- According to a 2026 report from the [Florida Water & Pollution Control Operators Association](#), a medium-sized data center may use about 100 million gallons of water annually, while large hyperscale facilities can consume between 1 million and 5 million gallons per day during peak conditions.

Golf courses DO NOT:

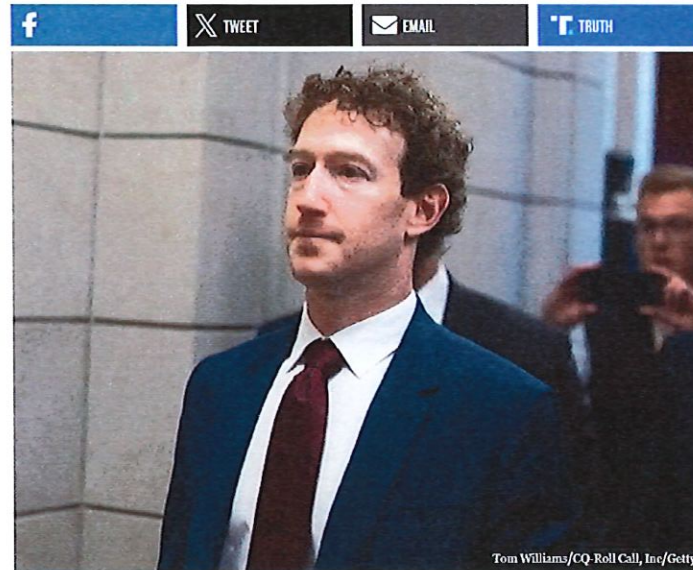
- Add toxins/biocides to water
- Add PFAS to water
- REMOVE WATER FROM WATER CYCLE
- Increase water temperature
- Compete with residences; run wells, aquifers dry

Data Centers

If Goochland
can't get grey
mold out of
TCSD water,
then how do we
deal with this?

Behaving Badly...

META'S MASSIVE WYOMING AI DATA CENTER CONTAMINATES CHEYENNE'S WASTEWATER TREATMENT SYSTEM WITH RARE BACTERIA



wastewater acceptance from data center operations after a building contractor for Mark Zuckerberg's Meta contaminated the municipal wastewater system with a rare bacteria.

Nobody's Talking About Health Impacts

The U.S. has more than 4,000 data centers, which is nearly eight times the number of any other country. With thousands more planned or under construction, their energy demand is expected to more than double by 2030.

Few studies have examined how data centers affect health, but findings so far suggest data centers warrant closer scrutiny as a **potential public health concern**.

- Virginia's heavy reliance on fossil fuels for its **electricity generation contributes to greenhouse gas emissions and air pollution, which are linked to serious health harms like cancers, neurological disorders, childhood asthma and reduced fertility**, according to Gour's study.
- **"Data centers in Virginia are a major source of air pollution attributable to their round-the-clock energy-intensive operations, a critically strained electric grid and backup diesel generators,"** the Northern Virginia study says.
- **"Because these data centers operate 24/7, they generate persistent background noise, and chronic exposure to environmental noise has been associated with sleep disturbance, hypertension, cardiovascular diseases and even stress-related outcomes,"** Gour says.



Amazon data center linked to rare cancers and miscarriages in Oregon, report warns

Echoes of Flint as Oregon nitrate crisis worsens

Amazon data center linked to rare cancers and miscarriages in Oregon, report warns

Echoes of Flint as Oregon nitrate crisis worsens

By Rob Thubron December 1, 2015 at 6:52 AM | 12 comments



Serving tech enthusiasts for over 25 years.
TechSpot means tech analysis and advice you can trust.

CONNECTING THE DOTS: The environmental damage caused by data centers could be having a greater impact on people's health than we realized. According to a new report, several of Amazon's facilities in Oregon have contributed to a rise in rare cancers, muscle disorders, and miscarriages among nearby residents.

TECHSPOT

TRENDING REVIEWS FEATURES DOWNLOADS THE BEST TECH DB PRODUCT FINDER FORUMS

Increased over the years.

Nitrate concentrations in some wells have been found as high as 73 ppm (parts per million), 10 times the state limit of 7 ppm and seven times the federal limit. It was discovered that 68 of the 70 wells in the area violated the federal limit for nitrates in the drinking water.

Jim Doherty, a cattle rancher and former county commissioner of Morrow County, told the publication that he noticed more people in the area were reporting unexplained medical conditions, including cancers that usually affected the elderly.

Doherty said that of the first 30 homes he visited where residents were reliant on well water, around 25 people had recently had miscarriages, while six had lost kidneys. There was also a 60-year-old who had his voice box taken out because of a smoking-related cancer, but he'd never smoked in his life.

Doherty said that of the first 30 homes he visited where residents were reliant on well water, around 25 people had recently had miscarriages, while six had lost kidneys. There was also a 60-year-old who had his voice box taken out because of a smoking-related cancer, but he'd never smoked in his life.

In an analysis published in 2024, a team led by researchers at the University of California at Riverside estimated that by 2028, data centers could contribute to roughly 600,000 asthma cases a year nationwide, and 1,300 premature deaths from the condition.

- In Goochland, the population being put immediately in harm's way is senior citizens. This **demographic is the most vulnerable population with vulnerabilities that are: pulmonary, cardiac and auditory.**
- Not to mention, senior citizens moved to the country for fresh, clean air in retirement. The land designated for Tuckahoe Technology Park **was designated A-2** when residents bought.
- Now, despite county assurances and zoning, Mosaic's newly announced neighbor will be an 800+ acre data center with **257 diesel generators!**
- **The public health is clearly at risk!**

HEALTH EQUITY & SOCIAL JUSTICE

The Health Divide: The AI data center boom will harm the health of communities that can least afford it



by Fran Smith



community next to data centers in Ashburn, Virginia.

'Happy (and safe) shooting!': chatbots helped researchers plot deadly attacks

Users posing as would-be school shooters find AI tools offer detailed advice on how to perpetrate violence



❏ A US army veteran who blew up a Tesla Cybertruck outside a Las Vegas hotel in January 2025 reportedly used ChatGPT to research explosives. Photograph: Ronda Churchill/Reuters

Popular AI chatbots helped researchers plot violent attacks including bombing synagogues and assassinating politicians, with one telling a user posing as a would-be school shooter: "Happy (and safe) shooting!"

Tests of 10 chatbots carried out in the US and Ireland found that, on average, they enabled violence three-quarters of the time, and discouraged it in just 12% of cases. Some chatbots, however, including Anthropic's Claude and Snapchat's My AI, persistently refused to help would-be attackers.

AI has helped to:

- Plan suicides
 - Plan school shootings
 - Undress female images
 - CONDUCT SURVEILLANCE WITHOUT WARRANTS
 - Rewrite history in real time; generate deepfakes
 - Eliminate entry-level jobs
 - Increase isolation, depression
-
- Q: Why don't tech companies talk about these dangers?
 - A: Companies focus on positive applications to attract investment and customers. **Discussing potential dangers could harm stock prices, create regulatory scrutiny, or discourage adoption of beneficial AI applications.**
 - [25 most terrifying things AI can do that no one talks about](#)

“As you have done this to the least of these...”



You have done it unto me.” –Matthew 25:40



Articles Cited

[How Artificial Intelligence Threatens the Doomsday Clock](#)

[US Treasury draft warns of economic mayhem if AI mimics dotcom bubble: report | Seeking Alpha](#)

[Bank of America warns the US economy has split in two](#)

[AI's environmental costs threaten water, land and climate | UN News](#)

[Data centers consume massive amounts of water – companies rarely tell the public exactly how much](#)

[Do golf courses use more water than data centers? Alabama golf course](#)

[Risks Associated With Data Center Water Consumption](#)

[Data Centers Are Contributing to PFAS Forever Chemical Pollution | Article | EESI](#)

[Meta's Massive Wyoming AI Data Center Contaminates Cheyenne's Wastewater Treatment System with Rare Bacteria](#)

['Living in Hell': Data Center Neighbors Grapple With Noise, Air Pollution | National News | U.S. News](#)

[Amazon data center linked to rare cancers and miscarriages in Oregon, report warns | TechSpot](#)

<https://centerforhealthjournalism.org/our-work/insights/health-divide-ai-data-center-boom-will-harm-health-communities-can-least-afford>

[25 most terrifying things AI can do that no one talks about](#)

[‘Happy \(and safe\) shooting!’: chatbots helped researchers plot deadly attacks | AI \(artificial intelligence\) | The Guardian](#)



Planning Commission

1800 Sandy Hook Road
Goochland, VA, 23063

Meeting: July 16, 2026 6:00 PM
Department: Planning & Zoning
Category: Planning Commission Action Item
Prepared By: JM Whalen
Department Head: Jamie Sherry
ID # 2026-210

ADOPTED RESOLUTION

District 5 - CMP-2026-00003 - Application by Trinity Capital Acquisitions, LLC requesting approval of a Conceptual Master Plan for a warehouse/industrial use on 60.58 acres on Tax Map Nos. 63-37-1-6-0, 63-37-1-7-0, 63-37-1-8-0 and 63-37-1-9-0 in West Creek Business Park. The Property is zoned Industrial, Limited (M-1), with proffered conditions and is governed by the proffers associated with West Creek Business Park. The Comprehensive Plan designates this area as Prime Economic Development.

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	
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 Commission is requested to consider approval of a Conceptual Master Plan for Trinity Capital Acquisitions, LLC to develop three warehouses in West Creek Business Park.

Summary of Information

District 5

- Proffers associated with West Creek Business Park (RZ-1987-00013) require Planning Commission review and approval of Conceptual Master Plans within the office park.
- The Applicant provided the Conceptual Master Plan showing the location of the building, vehicular parking, truck loading dock, landscaping and other associated site improvements.
- The development is not within the Tuckahoe Creek Service District.
- A Plan of Development for the site (POD-2026-00005) has been submitted and is currently under review by the County and VDOT.
- The Conceptual Master Plan is in accordance with the Comprehensive Plan.

Draft Motion

Approve: I move that the Commission approve Conceptual Master Plan CMP-2026-00003 application by Trinity Capital Acquisitions, LLC.

Defer: I move that the Commission defer consideration of Conceptual Master Plan CMP-2026-00003 application by Trinity Capital Acquisitions, LLC to (date) .

Deny: Based on the information in the staff report and from the public hearing, I move that the Commission deny Conceptual Master Plan CMP-2026-00003 application by Trinity Capital Acquisitions, LLC on the grounds that:

- it is not in keeping with public necessity, convenience, general welfare, and good zoning practices;
- and _____.

Attachments:

1. CMP-2026-00003 - Exhibit A to Resolution and Staff Report
2. CMP-2026-00003 - Exhibit B to staff report
3. CMP-2026-00003 - Exhibit C to staff report
4. CMP-2026-00003 - Exhibit D to staff report
5. CMP-2026-00003 - Exhibit E to staff report
6. CMP-2026-00003 - Exhibit F to staff report
7. CMP-2026-00003 - Exhibit G to staff report
8. CMP-2026-00003 - Exhibit H to staff report
9. CMP-2026-00003 - Staff Report
10. CMP-2026-00003 - Application

Vote Record: Resolution - 2026-210 - CMP-2026-00003 - Application by Trinity Capital Acquisitions, LLC				
APPROVED	Yes/Aye	No/Nay	Abstain	Absent
Guy Kemmerly	Aye			
Amanda Kowalski - Mover	Aye			
Jess McLaughlin				Absent
Curt Pituck - Second	Aye			
Martin Dean				Absent

AT A MEETING OF THE PLANNING COMMISSION OF THE COUNTY OF GOOCHLAND, VIRGINIA, HELD ON JULY 16, 2026 IN THE GOOCHLAND COUNTY ADMINISTRATION BUILDING, 1800 SANDY HOOK RD, GOOCHLAND, VIRGINIA, BOARD MEETING ROOM 250 THE FOLLOWING ACTION WAS TAKEN:

CMP-2026-00003 - Resolution approving a Conceptual Master Plan for a warehouse/industrial use on Tax Map Nos. 63-37-1-6-0, 63-37-1-7-0, 63-37-1-8-0 and 63-37-1-9-0 in West Creek Business Park

WHEREAS, West Creek Business Park is a planned development park established by RZ-1987-00013 and RZ-1989-00009, as amended, with proffered conditions (West Creek Proffers); and

WHEREAS, Property being developed in the planned development park is required, pursuant to § 15-263, to submit a conceptual master plan to the Planning Commission for approval. The conceptual master plan submission must consist of (1) detailed site plans that comport with all information requirements for plan of development review; and (2) a landscaping plan; and

WHEREAS, the West Creek proffers requires that conceptual master plans be consistent with the approved West Creek Master Plan in order to be approved by the Planning Commission; and

WHEREAS, Trinity Capital Acquisitions, LLC filed an application for a conceptual master plan for three warehouse/industrial buildings; and

WHEREAS, the proposed Property is located between Creekmore Park and the Manakin Trade Center off of West Creek Parkway, on Tax Map Nos. 63-37-1-6-0, 63-37-1-7-0, 63-37-1-8-0 and 63-37-1-9-0; and

WHEREAS, the conceptual master plan shows a 104,400-square foot warehouse/industrial building, a 213,000-square foot warehouse/industrial building, a 236,000-square foot warehouse/industrial building, storm water facilities, a truck loading dock with storage, and a vehicular parking lot, and left and right turn lanes on West Creek Parkway; and

WHEREAS, County staff has determined that the conceptual master plan complies with the requirements of § 15-263 and the West Creek Proffers; and

WHEREAS, the Planning Commission reviewed the conceptual master plan at its meeting on July 16, 2026.

NOW, THEREFORE, BE IT RESOLVED this 16th day of July, 2026, the Goochland County Planning Commission approves the attached conceptual master plan entitled “Trinity Logistics Center at West Creek,” prepared by Fall Line, dated June 8, 2026 (Exhibit A).

A COPY ATTEST:

A handwritten signature in cursive script that reads "Jon-Mikel Whalen".

Jon-Mikel Whalen, Planner, 7/16/2026

fall line

professional seal
PETE PRICE
project manager
ANNA HUNDLEY
MELANIE KEARNEY **ARIANA ARENIUS**
project team

TRINITY LOGISTICS
CENTER AT WEST
CREEK
project title

**TRINITY CAPITAL
ACQUISITIONS, LLC**
client

WEST CREEK PARKWAY
RICHMOND, VIRGINIA, 23238
project address

PLANNING REVIEW

JUNE 8, 2026

Figure 1. Schematic diagram of the experimental setup. The subject is seated in a chair and views the target through a video camera. The target is a horizontal line on a screen. The subject's hand is positioned at the starting point. The distance between the starting point and the target is 10 cm. The subject is instructed to move the hand to the target as quickly as possible. The video camera records the hand's position and the time taken to reach the target. The data is then used to calculate the movement time and the distance traveled.

12226	INITIAL P.O.D. SUBMITTAL
-------	--------------------------

entitled "Submarine" 1944

[illegible]

```
(contract) submitfile "C:\Program Files\Microsoft Office\Office10\Word\Word.doc" /S
```

BUILDING 1 PLANTING

PLAN
 case_title:

1101

2101
Index number 1 2 3 4 5 6 7 8 9 0 10 11 12 13 14 15 16 17 18 19

NOTES:
- EXISTING TREES TO REMAIN TO SATISFY
LANDSCAPING REQUIREMENTS
- ALL DISTURBED AREAS TO BE SEEDED
UNLESS OTHERWISE NOTED

UTILITY EASEMENT - TYP.
- SEE CIVIL DWG.
EX. TREES TO REMAIN - TYP.

POLE MOUNTED LIGHT - TYP.
- MOUNTING HEIGHT: 20' MAX.

BUILDING MOUNTED LIGHT - TYP.
- MOUNTING HEIGHT: 20' MAX.

INTERIOR PARKING LOT SHADE TREE - TYP.
PERIMETER PARKING AREA
SMALL DECIDUOUS TREE - TYP.
PERIMETER PARKING AREA
MEDIUM SHRUB - TYP.

PERIMETER LANDSCAPING B MEDIUM SHRUB - TYP. =
PERIMETER LANDSCAPING B EVERGREEN TREE - TYP. =
PERIMETER LANDSCAPING B SMALL DECIDUOUS TREE - TYP. =
PERIMETER LANDSCAPING B LARGE DECIDUOUS TREE - TYP. =
RELOCATED STREETLIGHT - TYP. =

01 BUILDING 1 PLANTING PLAN

1:50		0	2K	50	100
		1	1	1	1

Exhibit D

fall line

NOT FOR CONSTRUCTION

PETE PRICE
project manager

ANNA HUNDLEY
MELANIE KEARNEY
project team

ARIANA ARONIS

TRINITY LOGISTICS
CENTER AT WEST
CREEK

TRINITY CAPITAL
ACQUISITIONS, LLC.

WEST CREEK PARKWAY
RICHMOND, VIRGINIA, 23238
project address

PLANNING REVIEW

**FLANKING AT
AUGUST 2000**

JUNE 8, 2026

1440 6110

12226	INITIAL POD SUBMITTAL
entitlements not submitted	

BUILDING 3
PLANTING PLAN
sheet title

L1.03



BIRDSEYE VIEW



SITE LEFT



SITE RIGHT



REAR BUFFER



Planning Commission

1800 Sandy Hook Road
Goochland, VA, 23063

Meeting: July 16, 2026 6:00 PM
Department: Planning & Zoning
Category: Planning Commission
Resolution
Prepared By: Benjamin Ellis
Department Head: Jamie Sherry
ID # 2026-180

ADOPTED RESOLUTION

District 4 - CU-2026-00008 Application by Guy and Eva Hansen requesting a conditional use permit (CUP) for an accessory family housing unit, detached, on 3.65 acres at 1451 Hockett Road on Tax Map No. 58-1-0-91-0. The property is zoned Agricultural, Limited (A-2). The CUP is required by County Zoning Ordinance Sec. 15-112 in accordance with Sec. 15-285.A. The Comprehensive Plan designates this area as Suburban Residential.

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	
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 Commission is requested to hold a public hearing and forward a recommendation to the Board of Supervisors.

Summary of Information

District 4

- The Applicant is requesting a conditional use permit for an accessory family housing unit, detached.
- The proposed dwelling will be served by public water and sewer.
- A community meeting was held by Eva and Guy Hansen on May 14, 2026, to discuss their application for a conditional use permit (CUP) for an accessory family housing unit, detached. Twelve citizens attended as well as Planning Commissioners Dean and Pituck and Supervisor Lyle. The presentation by the applicant's representative included discussion of the setbacks, family occupancy, utilities, and preservation of vegetation. Discussion topics from the neighbors included the family occupancy, utilities, height, architectural style, façade orientation, timeline of construction, location of the driveway, plans of development, rental of the dwelling, hours of construction, modes of heating for the proposed dwelling, setbacks, emergency access, and the timeline for the application process.

Draft Motion

Approve: I move that the Commission recommend approval of conditional use permit CU-2026-00008 application by Guy and Eva Hansen subject to the imposed conditions as presented.

Approve as amended: I move that the Commission recommend approval of conditional use permit CU-2026-00008 application by Guy and Eva Hansen subject to the imposed conditions, with the following amendments: _____.

Defer: I move that the Commission defer consideration of conditional use permit CU-2026-00008 application by Guy and Eva Hansen to (date).

Deny: Based on the information in the staff report and from the public hearing, I move that the Commission recommend denial of conditional use permit CU-2026-00008 application by Guy and Eva Hansen on the grounds that:

- it is not in keeping with public necessity, convenience, general welfare, and good zoning practices;
- and _____.

Attachments:

1. CU-2026-00008 - Staff Report
2. CU-2026-00008 - Application

Vote Record: Resolution - 2026-180 - CU-2026-00008 - Application by Guy and Eva Hansen				
RECOMMENDED FOR APPROVAL	Yes/Aye	No/Nay	Abstain	Absent
Guy Kemmerly	Yes			
Amanda Kowalski - Seconder	Yes			
Jess McLaughlin				Absent
Curt Pituck - Mover	Yes			
Martin Dean				Absent

AT A MEETING OF THE PLANNING COMMISSION OF THE COUNTY OF GOOCHLAND, VIRGINIA, HELD ON JULY 16, 2026 IN THE GOOCHLAND COUNTY ADMINISTRATION BUILDING, 1800 SANDY HOOK RD, GOOCHLAND, VIRGINIA, BOARD MEETING ROOM 250 THE FOLLOWING ACTION WAS TAKEN:

Resolution recommending approval of CU-2026-00008 - Application by Guy and Eva Hansen requesting a Conditional Use Permit for an accessory family housing unit, detached, on 3.65 acres at 1451 Hockett Road on Tax Map No. 58-1-0-91-0

WHEREAS, Virginia Code § 15.2-2286(A)(3) enables the Goochland County Board of Supervisors to grant conditional use permits under suitable regulations and safeguards; and

WHEREAS, the Goochland County Planning Commission is authorized and required, by Virginia Code § 15.2-2285(A), to consider, hold a public hearing, and make a recommendation to the Board of Supervisors on all land use applications filed with the County; and

WHEREAS, Guy and Eva Hansen filed an application requesting a conditional use permit (CUP) for an accessory family housing unit, detached, on 3.65 acres at 1451 Hockett Road on Tax Map No. 58-1-0-91-0 in Election District 4; and

WHEREAS, a CUP for a private kindergarten was granted in Case No. CU-1971-00005 on July 19, 1971, subject to 7 imposed conditions, and

WHEREAS, the imposed conditions from Case Nos. CU-1971-00005 have all expired and no longer apply to this property; consequently, the imposed conditions stated below are all of, and the only, imposed conditions that apply to CU-2026-00008, and

WHEREAS, the subject property is zoned Agricultural, Limited (A-2) and the proposed activity is permitted in that district with a CUP under Zoning Ordinance § 15-112 in accordance with § 15-285.A; and

WHEREAS, the conditions imposed below represent suitable regulations and safeguards to protect the neighboring properties from the impact of the CUP; and

WHEREAS, the Comprehensive Plan designates this area as Suburban Residential; and

WHEREAS, pursuant to Virginia Code § 15.2-2204, the Goochland County Planning Commission advertised as required by law and held a public hearing on this application on July 16, 2026.

NOW, THEREFORE, BE IT RESOLVED, the Goochland County Planning Commission is empowered to make recommendations to the Board of Supervisors regarding this application pursuant to Zoning Ordinance § 15-60, has considered each of the applicable standards in Zoning Ordinance § 15-60.B, and hereby finds that granting this request is a matter of public necessity, convenience, general welfare, or good zoning practice; and

BE IT FURTHER RESOLVED, this 16th day of July, 2026, the Goochland County Planning Commission hereby recommends that the Goochland County Board of Supervisors grant conditional use permit CU-2026-00008 for an accessory family housing unit, detached, on 3.65 acres at 1451 Hockett Road on Tax Map No. 58-1-0-91-0 in Election District 4, subject to the following imposed conditions:

1. Use. A detached accessory family housing unit may be located on the Property subject to these conditions.
2. Use limitation. Only family of the principal dwelling unit residents may reside in the accessory family housing unit.
3. No rental. The accessory family housing unit shall not be rented separately from the principal dwelling unit.
4. Emergency access. Emergency vehicle access shall be provided and maintained to the accessory family housing unit.
5. Expiration. This CUP expires the last day of September 2036. Any application for renewal should be filed before the expiration date.
6. Transfer or lease. Prior to the transfer or lease of the Property, the property owner(s) shall notify, in writing, (a) the community development department of the planned transfer or lease, and (b) the new owner or lessee of this CUP and its conditions, with a copy to the community development department.

A COPY ATTEST:



Benjamin Ellis, Planner, 7/16/2026



Planning Commission

1800 Sandy Hook Road
Goochland, VA, 23063

Meeting: July 16, 2026 6:00 PM
Department: Planning & Zoning
Category: Planning Commission
Resolution
Prepared By: Keri Ragland
Department Head: Jamie Sherry
ID # 2026-209

ADOPTED RESOLUTION

District 3 - CU-2026-00009 Application by Bethel United Methodist Church requesting a conditional use permit (CUP) for an electronic message board on 1.91 acres at 1981 Cardwell Road on Tax Map No. 45-1-0-31-0. The applicant seeks an exception to the electronic message board standard in County Zoning Ordinance Sec. 15-416 to allow messages to change more frequently than once per minute. The property is zoned Agricultural, Limited (A-2). The CUP is required by County Zoning Ordinance Sec. 15-416, and the exception is requested under 15-416.B of the County Zoning Ordinance. The Comprehensive Plan designates this area as Semi-Public.

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	
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 Commission is requested to hold a public hearing and forward a recommendation to the Board of Supervisors.

Summary of Information

District 3

- The Applicant is requesting a conditional use permit for an electronic message board sign with one exception to the standards in Sec. 15-416 to allow messages to change every fifteen seconds rather than once per minute.
- The closest residences are approximately 250 to 600 feet from the proposed sign.
- The Comprehensive Plan identifies the Property as Semi-Public.
- If approved, Applicant would have to secure a sign permit and an electrical permit, subject to the requirements of the zoning and building codes.
- The A-2 regulations allow for up to 32 square feet of sign message. The Applicant is proposing approximately 21 square feet of overall messaging, which is consistent with the existing use. The electronic messaging board would measure 12 square feet, which is approximately 57% of the overall sign.
- A community meeting was held by Bethel United Methodist Church on Monday, May

11, 2026, to present their request for CUP approval for an electronic message sign. There were seven (7) attendees as well as the applicant, his representative, and Supervisor Winfree. There were questions about the County's base ordinance requirements for electronic message signs and other approved message boards nearby. Discussion and concerns included the frequency of the message changing, brightness of the sign, compatibility with the rural surroundings and how the electronic sign could be managed in the event of a malfunction.

Draft Motion

Approve: I move that the Commission recommend approval of Conditional Use Permit CU-2026-00009 application by Bethel United Methodist Church subject to the imposed conditions as presented.

Approve as amended: I move that the Commission recommend approval of Conditional Use Permit CU-2026-00009 application by Bethel United Methodist Church subject to the imposed conditions, with the following amendments:

_____.

Defer: I move that the Commission defer consideration of Conditional Use Permit CU-2026-00009 application by Bethel United Methodist Church to (date) .

Deny:Based on the information in the staff report and from the public hearing, I move that the Commission recommend denial of Conditional Use Permit CU-2026-00009 application by Bethel United Methodist Church on the grounds that:

- it is not in keeping with public necessity, convenience, general welfare, and good zoning practices;
- and _____.

Attachments:

1. CU-2026-00009 - Exhibit A
2. CU-2026-00009 - Staff Report
3. CU-2026-00009 - Application

Vote Record: Resolution - 2026-209 - CU-2026-00009 - Application by Bethel United Methodist Church				
<u>RECOMMENDED FOR APPROVAL</u>	Yes/Aye	No/Nay	Abstain	Absent
Guy Kemmerly	Yes			
Amanda Kowalski - Seconder	Yes			
Jess McLaughlin				Absent
Curt Pituck - Mover	Yes			
Martin Dean				Absent

AT A MEETING OF THE PLANNING COMMISSION OF THE COUNTY OF GOOCHLAND, VIRGINIA, HELD ON JULY 16, 2026 IN THE GOOCHLAND COUNTY ADMINISTRATION BUILDING, 1800 SANDY HOOK RD, GOOCHLAND, VIRGINIA, BOARD MEETING ROOM 250 THE FOLLOWING ACTION WAS TAKEN:

Resolution recommending approval of CU-2026-00009 Application by Bethel United Methodist Church requesting a conditional use permit (CUP) for an electronic message board on 1.91 acres at 1981 Cardwell Road on Tax Map No. 45-1-0-31-0, with an exception to the electronic message board standard to allow messages to change more frequently than once per minute.

WHEREAS, Virginia Code § 15.2-2286(A)(3) enables the Goochland County Board of Supervisors to grant conditional use permits under suitable regulations and safeguards; and

WHEREAS, the Goochland County Planning Commission is authorized and required, by Virginia Code § 15.2-2285(A), to consider, hold a public hearing, and make a recommendation to the Board of Supervisors on all land use applications filed with the County; and

WHEREAS, Bethel United Methodist Church filed an application requesting a conditional use permit (CUP) for an electronic message board sign that would comply with the sign standards in Zoning Ordinance Sec. 15-416, except for one requested exception: to allow messages to change more frequently than once per minute; and

WHEREAS, the 1.91-acre property is located at 1981 Cardwell Road on Tax Map No. 45-1-0-31-0 in Election District 3; and

WHEREAS, the subject property is zoned Agricultural, Limited (A-2) and the proposed activity is permitted in that district with a CUP under Zoning Ordinance § 15-416 which imposes the following standards on the use:

1. General requirements
 - a. Building and electrical permits and inspections are required.
 - b. Sign cannot be located in a manner which could cause confusion with or from traffic signals.
 - c. Messages must be static; no animation, videos, flashing, or scrolling text is permitted.
2. Display
 - a. Messages cannot change more than once every minute.

- b. Transitions between messages can only be a black screen or an immediate transition; no flashing, fading, or scrolling text is permitted.
 - c. In the event of a malfunction, the display must be changed to a dark screen.
 - d. If sign is two-sided, both sides must display the same message.
3. Brightness controls
 - a. Illumination from sign shall not exceed 0.5-foot candle above ambient lighting at any property line.
 - b. Lighting cannot shine directly toward any dwelling.
 - c. Signs are required to have an automatic dimmer and be turned off between 11:00 p.m. (or as late as the business is open) and sunrise.
 - d. Prior to sign permit approval, applicant must provide certification showing compliance with brightness controls.

WHEREAS, the conditions imposed pursuant to Zoning Ordinance § 15-416 govern this use unless the Board of Supervisors grants an exception to the conditions imposed by the Zoning Ordinance; and

WHEREAS, the ordinance standards in § 15-416 and the conditions imposed below represent suitable regulations and safeguards to protect the neighboring properties from the impact of the CUP; and

WHEREAS, the Comprehensive Plan designates this area as Semi-Public; and

WHEREAS, pursuant to Virginia Code § 15.2-2204, the Goochland County Planning Commission advertised as required by law and held a public hearing on this application on July 16, 2026.

NOW, THEREFORE, BE IT RESOLVED, the Goochland County Planning Commission is empowered to make recommendations to the Board of Supervisors regarding this application pursuant to Zoning Ordinance § 15-60, has considered each of the applicable standards in Zoning Ordinance § 15-60.B, and hereby finds that granting this request is a matter of public necessity, convenience, general welfare, or good zoning practice; and

BE IT FURTHER RESOLVED, this 16th day of July 2026, the Goochland County Planning Commission hereby recommends that the Goochland County Board of Supervisors grant conditional use permit CU-2026-00009 for an electronic message board on 1.91 acres at 1981 Cardwell Road on Tax Map No. 45-1-0-31-0 in Election District 3, subject to the following imposed conditions:

1. Use. An electronic message board sign may be constructed and operated on the Property subject to these conditions and the standards in Zoning Ordinance Sec. 15-416.B unless exceptions are granted in the conditions below.
2. Electronic Message Board Design. The design and construction of the electronic message board sign shall be substantially in accordance with the drawings prepared by Converge and attached as Exhibit A.

3. Conceptual Plan. The electronic message board sign's location and design shall generally conform to the conceptual plan attached as Exhibit A. The sign must be placed outside of the right-of-way and meet zoning district setbacks.
4. Landscaping Plan. Landscaping must be maintained in keeping with the existing shrubs demonstrated on the Conceptual Plan, including replacing dead or diseased plants.
5. Transfer or lease. Prior to the transfer or lease of the Property that includes the electronic message board, the property owner(s) shall notify, in writing, (a) the community development department of the planned transfer or lease, and (b) the new owner or lessee of this CUP and its conditions, with a copy to the community development department.
6. Image Display Exception - Frequency. Applicant is granted an exception to the display standard in Zoning Ordinance Sec. 15-416.B.2.a, that messages cannot change more than once every minute. Messages cannot change more than once every 15 seconds.
7. Brightness Controls. The sign is required to be turned off between 10:00 p.m. and sunrise.

A COPY ATTEST:

A handwritten signature in black ink, appearing to read "Keri Ragland". The signature is stylized with a large initial "K" and a long horizontal stroke at the end.

Keri Ragland, Assistant Director of Planning, 7/16/2026

Exhibit A

BETHEL UNITED METHODIST CHURCH

BETHEL UNITED METHODIST CHURCH/EXTERIOR SIGN

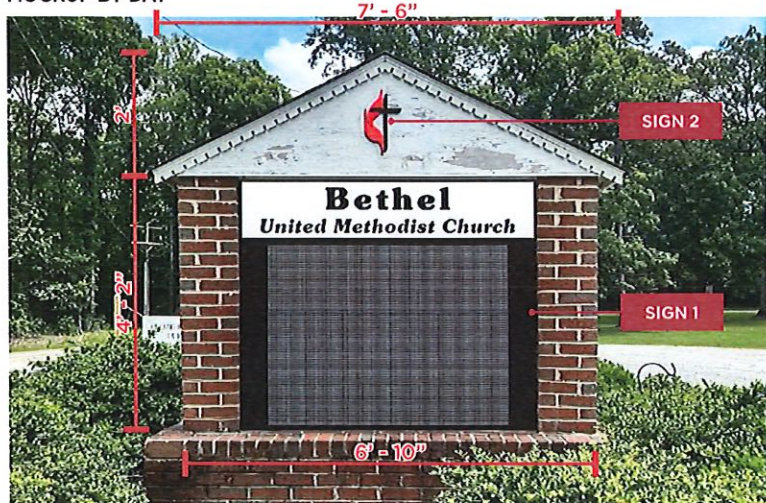


CONTACT INFO

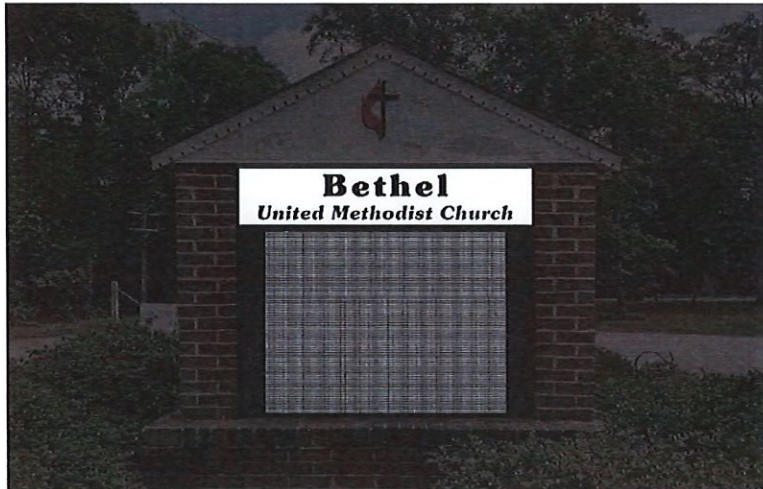
Lanae Quick
lanae@cnvrg.us
540.946.0000
cnvrg.us

BETHEL UNITED METHODIST CHURCH/EXTERIOR SIGN SIGN 1_OVERVIEW

MOCKUP BY DAY



MOCKUP BY NIGHT



MEASUREMENTS



INSTALL ADDRESS:
1981 Cardwell Road, Crozier,
VA



ORDER NUMBER: 47922

DESCRIPTION:

Aluminum Lit Cabinet and EMC
Cabinet Sign, double-sided,
installed on Existing monument,

DIMENSIONS:

Cabinet:
59.25"(W) x 12"(H) x 11"(D)
4.94 SQ FT

EMC:
48"(W) x 36"(H) x 11"(D)
12 SQ FT

Overall:
59.25"(W) x 50"(H) x 11"(D)
20.57 SQ FT

COLORS:



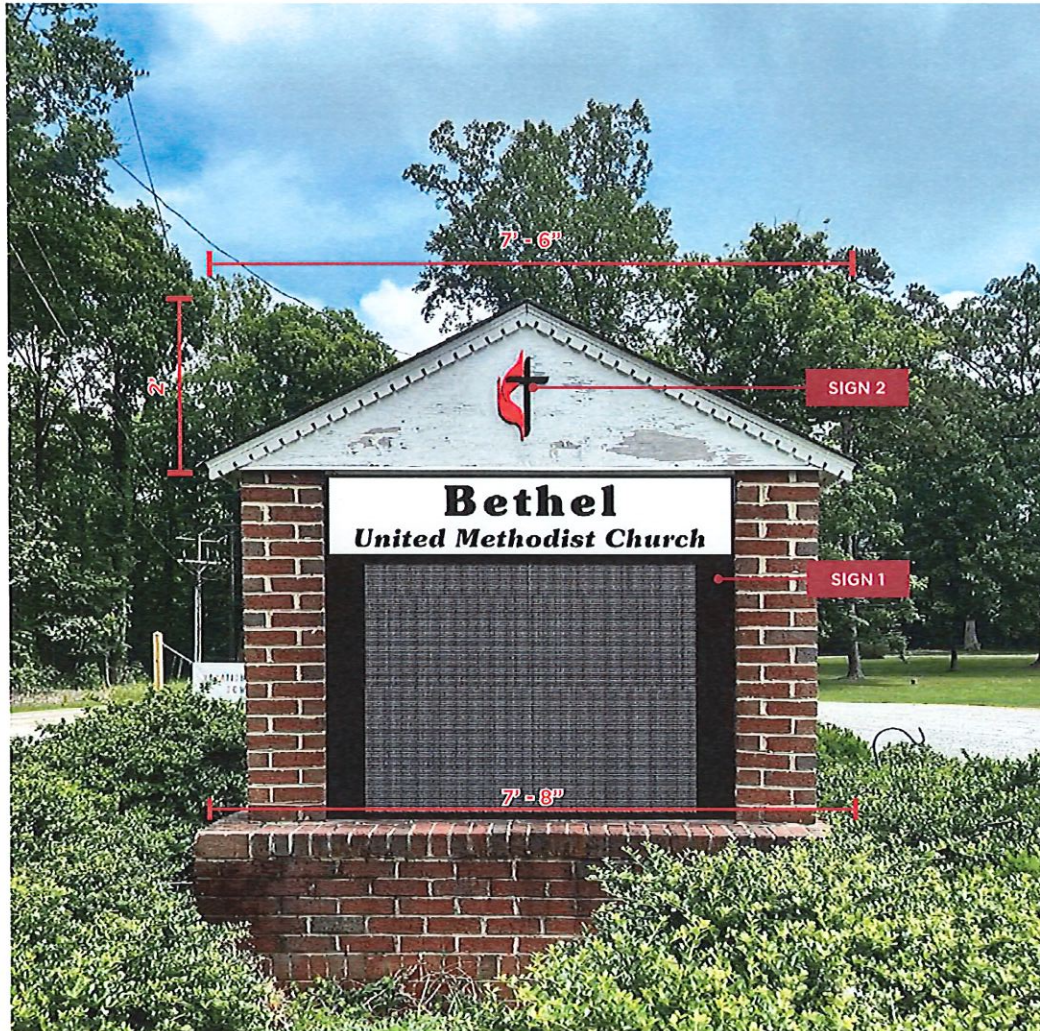
CONTACT INFO:

Lanae Quick
lanae@cnvrg.us
540.946.0000
cnvrg.us

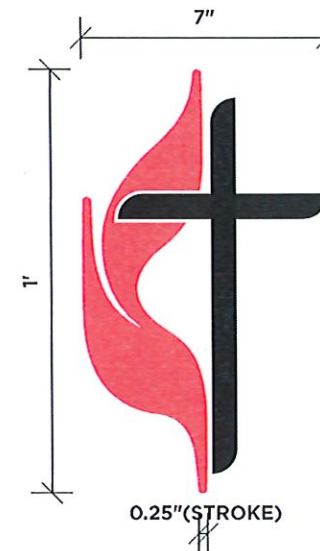
SIZES SHOWN IN THE MOCKUPS ARE AN ESTIMATE
ALL MEASUREMENTS TO BE CONFIRMED PRIOR TO PRODUCTION

BETHEL UNITED METHODIST CHURCH/EXTERIOR SIGN SIGN 2_OVERVIEW

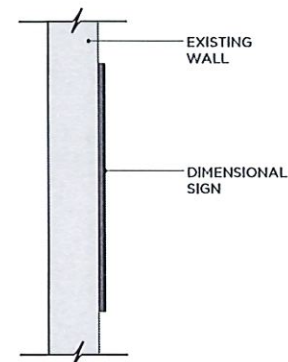
MOCKUP BY DAY



MEASUREMENTS



SIDE VIEW



ORDER NUMBER: 47922

DESCRIPTION:

3mm ACM Panel flush mounted to the wall/monument.

DIMENSIONS:

12"(W) x 7"(H) x 3mm(D)
0.58 SQ FT

QTY: 2

COLORS:



CONTACT INFO:

Lanae Quick
lanae@cnvrg.us
540.946.0000
cnvrg.us

SIZES SHOWN IN THE MOCKUPS ARE AN ESTIMATE
ALL MEASUREMENTS TO BE CONFIRMED PRIOR TO PRODUCTION

**BETHEL UNITED METHODIST CHURCH/EXTERIOR SIGN
SIGN 1 & 2**

BEFORE



AFTER



ORDER NUMBER: 47922

DESCRIPTION:

3mm ACM Panel flush mounted to the wall/monument.

DIMENSIONS:

12"(W) x 7"(H) x 3mm(D)
0.58 SQ FT

QTY: 2

COLORS:

- BLACK
- RED
PMS 185C

CONTACT INFO:

Lanae Quick
lanae@cnvrg.us
540.946.0000
cnvrg.us

SIZES SHOWN IN THE MOCKUPS ARE AN ESTIMATE
ALL MEASUREMENTS TO BE CONFIRMED PRIOR TO PRODUCTION

BETHEL UNITED METHODIST CHURCH/EXTERIOR SIGN
INSTALLATION MEASUREMENTS



SIZES SHOWN IN THE MOCKUPS ARE AN ESTIMATE
ALL MEASUREMENTS TO BE CONFIRMED PRIOR TO PRODUCTION



ORDER NUMBER: 47922

DESCRIPTION:

3mm ACM Panel flush mounted to the wall/monument.

DIMENSIONS:

12"(W) x 7"(H) x 3mm(D)
0.58 SQ FT

QTY: 2

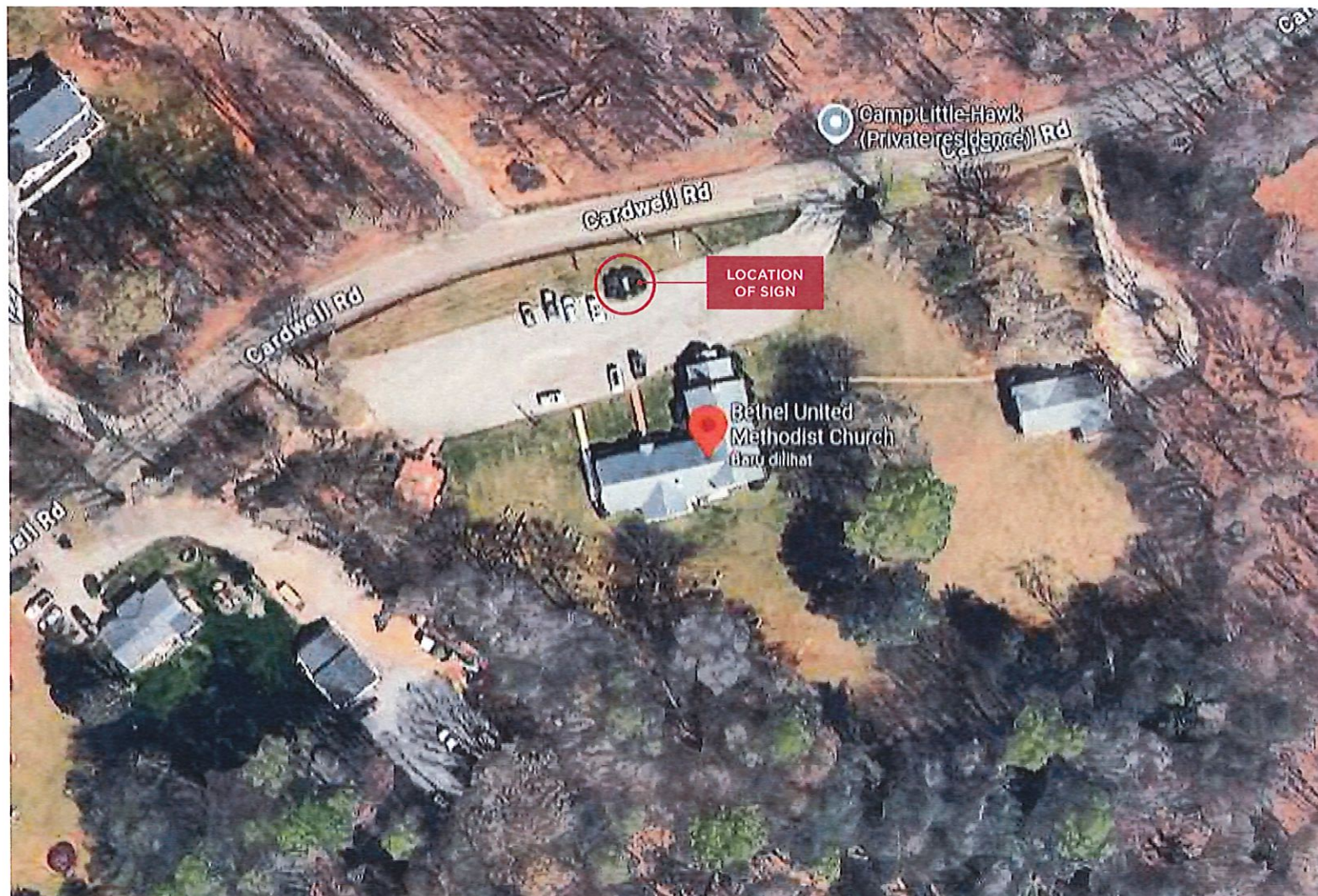
COLORS:

BLACK
RED
PMS 185C

CONTACT INFO:

Lanae Quick
lanae@cnvrg.us
540.946.0000
cnvrg.us

**BETHEL UNITED METHODIST CHURCH/EXTERIOR SIGN
LOCATIONS**



ORDER NUMBER: 47922

DESCRIPTION:

Sign 01 & 02

CONTACT INFO:

Lanae Quick
lanae@cnvrg.us
540.946.0000
cnvrg.us

SIZES SHOWN IN THE MOCKUPS ARE AN ESTIMATE
ALL MEASUREMENTS TO BE CONFIRMED PRIOR TO PRODUCTION

THANK YOU!



Planning Commission

1800 Sandy Hook Road
Goochland, VA, 23063

Meeting: July 16, 2026 6:00 PM
Department: Planning & Zoning
Category: Planning Commission
Resolution
Prepared By: Adam Barber
Department Head: Jamie Sherry
ID # 2026-207

ADOPTED RESOLUTION

District 5 - CU-2026-00010 Application by Steve Krickovic requesting to renew conditional use permit (CUP) case CU-2021-00001 for automobile sales on 0.382 acres at 504 Wilton Road on Tax Map No. 64-7-0-B-1A. The property is zoned Business, General (B-1). The CUP is required by County Zoning Ordinance Sec. 15-242. The Comprehensive Plan designates this area as Commercial.

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	
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 Commission is requested to hold a public hearing and forward a recommendation to the Board of Supervisors.

Summary of Information

District 5

- The applicant provides retail sales services of used cars from the Property under the West Creek Motors business name. The business operates out of a roughly 250 square foot office space within a 6,250 square foot warehouse utilized by a different business owner. The business has one employee.
- In addition to automobile sales, the request includes the ability for the applicant to continue to conduct minor automobile repair activities, including vehicle washing, in preparation for sale.
- The applicant estimates that he meets with, on average, 8-10 customers per week.
- The conceptual plan approved in the 2021 CUP identified a mix of angled and perpendicular parking spaces for up to 12 cars, including one handicap space. One way ingress into the parking area is shown on the Conceptual Plan from Hylton Road to the west, with one way egress out to Wilton Road to the east. Access to the Property from Hylton Road envisioned in the 2021 CUP was never constructed and today ingress and egress both are provided from Wilton Road east of and adjacent to the building where the business is located.

- The applicant has requested this renewal to continue business operations at this location with modifications to access and parking as shown on the previous conceptual plan to match current conditions and better utilize space within the fenced parking area.
- The applicant is proposing to consolidate 13 parking spaces for cars for sale within the existing fenced area adjacent to and north of the business building.
- The conceptual plan shows two (2) spaces available for customer parking, one being handicap designated inside the fenced area and one non-handicap space outside the fenced area adjacent to Wilton Road. One employee parking space is identified outside the fenced area adjacent to Wilton Road. Ingress into and egress from the business will occur from Wilton Road. No vehicular or pedestrian access is proposed from Hylton Road, except for emergency response.
- This renewal also requests installation of a 4-foot wide gate in the fence facing Hylton Road to provide a new pedestrian access point exclusively for emergency personnel to more easily access the rear (west) of the building if County Fire responds to an emergency from Hylton Road. This gate will remain locked and will not be accessible by customers.
- Condition #3 of CU-2021-00001 required a Plan of Development (POD) to be approved before the use was initiated. The applicant neither applied for a POD nor did the county approve a POD before the use was initiated. The requirement for the applicant to obtain an approved POD has been established as a recommended condition of approval for the renewed CUP to resolve all known compliance issues.
- A community meeting was held on April 28, 2026. Five (5) citizens attended who appeared to all be in support of the request. After the applicant's presentation, there was discussion on a proposed new vehicular gate opening and new (additional) potential access driveway proposed from Hylton Road to the west into the Property's parking area. There was also discussion on the possibility of the applicant requesting a Hylton Road address to be assigned to the business. The applicant and attendees felt these changes could help improve access to the rear (north) of the building in the event of fire, and help customers more easily locate the business location. Following the community meeting, county staff identified concerns with public access being provided from Hylton Road, and customer parking being provided outside the fenced area adjacent to Hylton Road. Instead, county staff identified the benefit of keeping areas adjacent to Hylton Road free and open for emergency response actions. Additionally, the applicant had not demonstrated the right to access Hylton Road located on a privately owned parcel. In response to this feedback, the applicant revised the conceptual plan to remove the proposed new access point from Hylton Road.

Draft Motion

Approve: I move that the Commission recommend approval of conditional use permit CU-2026-00010 application by Steve Krickovic subject to the imposed conditions as presented.

Approve as amended: I move that the Commission recommend approval of conditional use permit CU-2026-00010 application by Steve Krickovic subject to the imposed conditions, with the following amendments: _____.

Defer: I move that the Commission defer consideration of conditional use permit CU-2026-00010 application by Steve Krickovic to (date).

Deny: Based on the information in the staff report and from the public hearing, I move that the Commission recommend denial of conditional use permit CU-2026-00010 application by Steve Krickovic on the grounds that:

- it is not in keeping with public necessity, convenience, general welfare, and good zoning practices;
- and _____.

Attachments:

1. CU-2026-00010 - Exhibit A - Conceptual Plan
2. CU-2026-00010 - Staff Report
3. CU-2026-00010 - Application

Vote Record: Resolution - 2026-207 - CU-2026-00010 - Application by Steve Krickovic				
RECOMMENDED FOR APPROVAL	Yes/Aye	No/Nay	Abstain	Absent
Guy Kemmerly	Yes			
Amanda Kowalski - Mover	Yes			
Jess McLaughlin				Absent
Curt Pituck - Seconder	Yes			
Martin Dean				Absent

AT A MEETING OF THE PLANNING COMMISSION OF THE COUNTY OF GOOCHLAND, VIRGINIA, HELD ON JULY 16, 2026 IN THE GOOCHLAND COUNTY ADMINISTRATION BUILDING, 1800 SANDY HOOK RD, GOOCHLAND, VIRGINIA, BOARD MEETING ROOM 250 THE FOLLOWING ACTION WAS TAKEN:

Resolution recommending approval of CU-2026-00010 - Application by Steve Krickovic requesting to renew conditional use permit (CUP) case CU-2021-00001 for automobile sales on 0.382 acres at 504 Wilton Road on Tax Map No. 64-7-0-B-1A

WHEREAS, Virginia Code § 15.2-2286(A)(3) enables the Goochland County Board of Supervisors to grant conditional use permits under suitable regulations and safeguards; and

WHEREAS, the Goochland County Planning Commission is authorized and required, by Virginia Code § 15.2-2285(A), to consider, hold a public hearing, and make a recommendation to the Board of Supervisors on all land use applications filed with the County; and

WHEREAS, Steve Krickovic filed an application requesting to renew a conditional use permit (CUP) for automobile sales on 0.382 acres at 504 Wilton Road on Tax Map No. 64-7-0-B-1A in Election District 5; and

WHEREAS, the original CUP was granted in Case No. CU-2021-00001 on March 2, 2021 subject to 12 imposed conditions; and

WHEREAS, the subject property is zoned Business, General (B-1) and the proposed activity is permitted in that district with a CUP under Zoning Ordinance § 15-242; and

WHEREAS, in this CUP, certain conditions are being amended or added, but the conditions in this CUP supersede the prior conditions, so this CUP states all conditions imposed on the Property; and

WHEREAS, the conditions imposed below represent suitable regulations and safeguards to protect the neighboring properties from the impact of the CUP; and

WHEREAS, the Comprehensive Plan designates this area as Commercial; and

WHEREAS, pursuant to Virginia Code § 15.2-2204, the Goochland County Planning

Commission advertised as required by law and held a public hearing on this application on July 16, 2026.

NOW, THEREFORE, BE IT RESOLVED, the Goochland County Planning Commission is empowered to make recommendations to the Board of Supervisors regarding this application pursuant to Zoning Ordinance § 15-60, has considered each of the applicable standards in Zoning Ordinance § 15-60.B, and hereby finds that granting this request is a matter of public necessity, convenience, general welfare, or good zoning practice; and,

BE IT FURTHER RESOLVED, this 16th day of July, 2026, the Goochland County Planning Commission hereby recommends that the Goochland County Board of Supervisors grant conditional use permit CU-2026-00010 for automobile sales on 0.382 acres at 504 Wilton Road on Tax Map No. 64-7-0-B-1A in Election District 5, subject to the following imposed conditions, which supersede the imposed conditions in Case No. CU-2021-00001:

1. Use. Automobile sales are permitted on the Property subject to these conditions. "Automobile" refers to typical passenger automobiles and does not include larger commercial-size or type trucks or other automobiles or equipment, including trailers.
2. Automobile repair. Automobile repair may occur on the Property provided it is secondary to automobile sales. All automobile maintenance and repair work shall be conducted within a fence-enclosed area.
3. Required approvals. For the Use to be in compliance, a plan of development (POD) must be submitted to the County within 60 days of approval of the CUP renewal application, all POD improvements must have been installed, all POD improvements have been approved by the County, and applicant has obtained any other approvals that may be required by other departments (such as a building inspection change of use or a health department approval).
4. Conceptual plan. The areas and improvements for the CUP Activity shall generally conform to the conceptual plan attached as Exhibit A.
5. Access. Access to the Property must be from Wilton Road. Access from Hylton Road and any parking outside the fenced area along Hylton Road is strictly prohibited. Only Fire, Rescue, and Emergency personnel may use that access point to access the rear (west) of the building more easily. The gate must always remain locked and cannot be used by customers or the applicant as part of business operations.
6. Automobile display. No more than 13 automobiles shall be displayed for sale. Automobiles shall only be displayed inside the fenced area as shown on the conceptual plan.
7. Legal compliance. All county, state, and federal laws, regulations, and ordinances relating to automobile repair shall be observed, including, but not limited to, proper disposal of gasoline, batteries, antifreeze, brake fluid, and similar substances.
8. Outside storage. No storage outside of the enclosed fenced area is permitted for automobile parts, petroleum products, equipment, other supplies, or tools for automobile repair.

9. Lighting. A lighting plan covering both temporary and permanent exterior lighting must be submitted and approved prior to any exterior lighting being installed or used on the Property. Once approved, all exterior lighting shall comply with the approved plan.

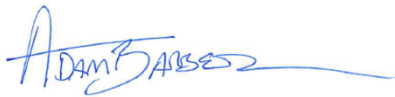
10. Signs. Signs are allowed as permitted by the Zoning Ordinance, but no attention getting devices are permitted, including, but not limited to, devices designed or intended to attract attention through noise or sudden, intermittent, or rhythmic movement, or physical or lighting changes. Banners, flags, streamers, balloons, propellers, whirligigs, searchlights, and flashing lights are also specifically prohibited.

11. Hours of operation. The operating hours of the use shall be limited to between 7:00 a.m. and 7:00 p.m. Monday through Sunday.

12. Expiration. This CUP shall expire by the last day of September 2036. Any application for a renewal should be filed before the expiration date.

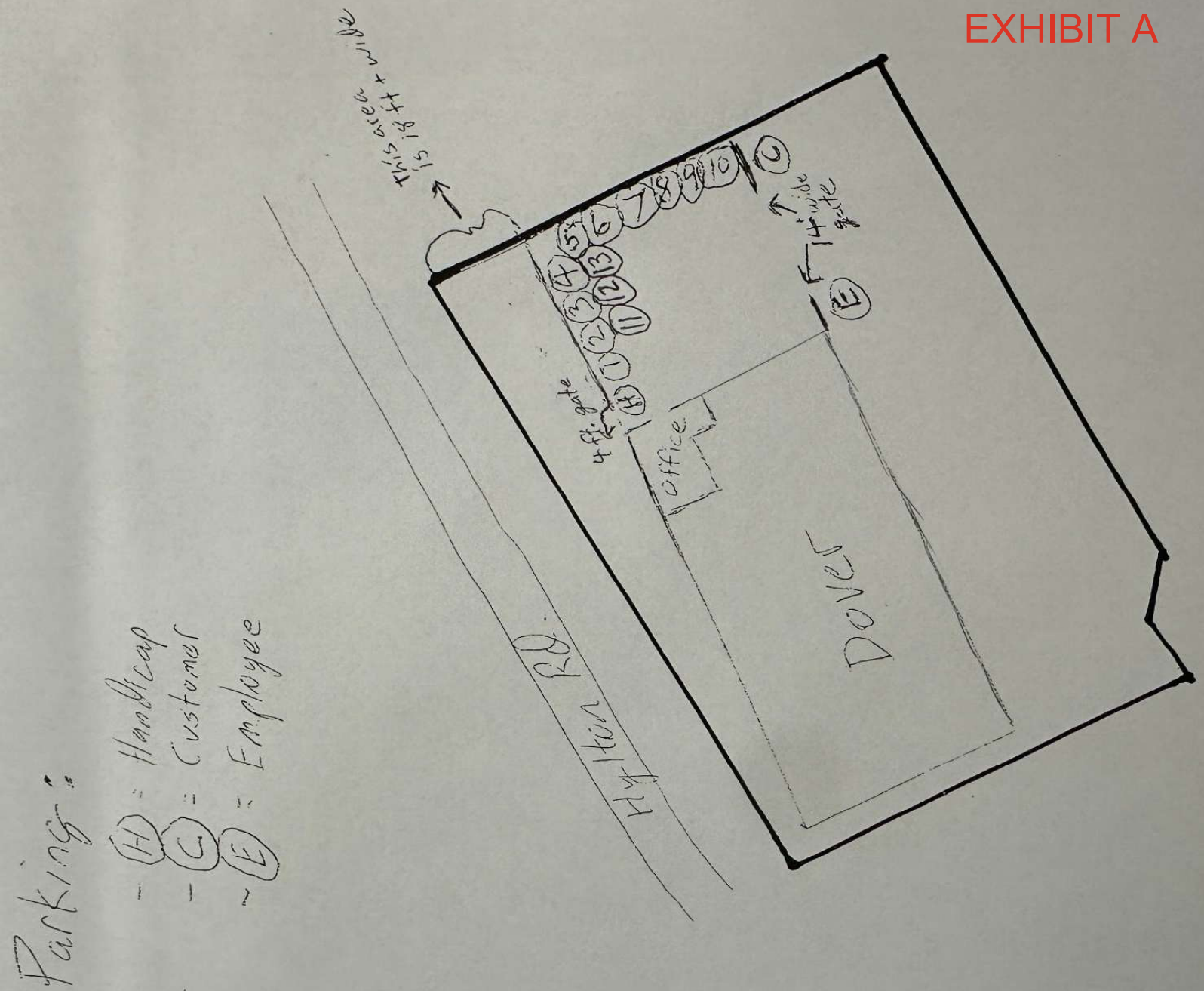
13. Transfer or lease. Prior to the transfer or lease of the Property, the property owner(s) shall notify, in writing, (a) the community development department of the planned transfer or lease, and (b) the new owner or lessee of this CUP and its conditions, with a copy to the community development department.

A COPY ATTEST:

A handwritten signature in blue ink, appearing to read "Adam Barber", with a long horizontal flourish extending to the right.

Adam Barber, Planner, 7/16/2026

EXHIBIT A





Planning Commission

1800 Sandy Hook Road
Goochland, VA, 23063

Meeting: July 16, 2026 6:00 PM
Department: Planning & Zoning
Category: Planning Commission
Resolution
Prepared By: Adam Barber
Department Head: Jamie Sherry
ID # 2026-208

ADOPTED RESOLUTION

District 2 - CU-2026-00011 Application by Richard Dane requesting to renew conditional use permit (CUP) case CU-2020-00005 for automobile sales on 0.75 acres at 2799 Sandy Hook Road on Tax Map No. 30-1-0-121-A. The property is zoned Agricultural, Limited (A-2). The CUP is required by County Zoning Ordinance Sec. 15-112. The Comprehensive Plan designates this area as Rural Enhancement Area.

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	
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 Commission is requested to hold a public hearing and forward a recommendation to the Board of Supervisors.

Summary of Information

District 2

- The applicant is requesting renewal of a conditional use permit for automobile sales, on 0.75 acres of Agricultural, Limited zoned land. The business is referred to as Dane Motor Company Goochland.
- The applicant leases the Property from Property owner Edna Brooking Parrish.
- Conditional use permit CU-2020-00005 was issued for this same use on August 4, 2020 and expired August 31, 2025. The applicant is requesting approval to continue business operations.
- The nature of the proposed business is the sale of used cars, with no commercial vehicle sales. Minor automobile repairs also occur to cars for sale on the Property and repair is incidental to the auto sales use (a lesser activity). All auto repairs occur inside the building. Sales volume typically ranges from 4-6 cars per month, on average.
- The applicant is the only full-time employee, and is the person responsible for all operations, paperwork and sales. The applicant utilizes services of up to four other

people on a part-time, as needed, basis to help cover operations mostly on Saturdays. These part-time employees assist with minor repair, auto detailing work and yard maintenance of the undeveloped portions of the Property, primarily behind and southeast of the business.

- The Property contains a one-story 2,400 square foot commercial auto sales building (with 264 square foot porch cover) near the center of the Property. Areas for parking with an asphalt surface are available on both sides of the building to the southeast and northwest. A private drive along the northwestern side of the Property provides access to a 37.72-acre property behind (northeast of) the Property. This property is not subject to this application.
- The conceptual plan in Exhibit A delineates two areas for outdoor display of cars for sale. One area will provide parking for up to 15 cars southeast of the business building and the other for up to five (5) cars northwest of the building. Additional parking is available for employees and customers in the general vicinity of the outdoor display areas as illustrated on the conceptual plan, not to exceed 20 customer and employee cars in total.
- A gap between the building and parking on the southeast side of the building will provide emergency hose lay access to the rear of the building.
- A community meeting was held at the Property on March 12, 2026. There was one citizen in attendance in addition to Planning Commissioner Kemmerly. Discussion included the history of the business at this location. No concerns were raised about the request.

Draft Motion

Approve: I move that the Commission recommend approval of conditional use permit CU-2026-00011 application by Richard Dane subject to the imposed conditions as presented.

Approve as amended: I move that the Commission recommend approval of conditional use permit CU-2026-00011 application by Richard Dane subject to the imposed conditions, with the following amendments: _____.

Defer: I move that the Commission defer consideration of conditional use permit CU-2026-00011 application by Richard Dane to (date).

Deny: Based on the information in the staff report and from the public hearing, I move that the Commission recommend denial of conditional use permit CU-2026-00011 application by Richard Dane on the grounds that:

- it is not in keeping with public necessity, convenience, general welfare, and good zoning practices;
- and _____.

Attachments:

Resolution

Meeting of July 16, 2026

1. CU-2026-00011 - Exhibit A - Conceptual Plan
2. CU-2026-00011 - Staff Report
3. CU-2026-00011 - Application

Vote Record: Resolution - 2026-208 - CU-2026-00011 - Application by Richard Dane				
RECOMMENDED FOR APPROVAL	Yes/Aye	No/Nay	Abstain	Absent
Guy Kemmerly	Yes			
Amanda Kowalski - Mover	Yes			
Jess McLaughlin				Absent
Curt Pituck - Seconder	Yes			
Martin Dean				Absent

AT A MEETING OF THE PLANNING COMMISSION OF THE COUNTY OF GOOCHLAND, VIRGINIA, HELD ON JULY 16, 2026 IN THE GOOCHLAND COUNTY ADMINISTRATION BUILDING, 1800 SANDY HOOK RD, GOOCHLAND, VIRGINIA, BOARD MEETING ROOM 250 THE FOLLOWING ACTION WAS TAKEN:

Resolution recommending approval of CU-2026-00011 - Application by Richard Dane requesting to renew conditional use permit (CUP) case CUP-2020-00005 for automobile sales on 0.75 acres at 2799 Sandy Hook Road on Tax Map No. 30-1-0-121-A

WHEREAS, Virginia Code § 15.2-2286(A)(3) enables the Goochland County Board of Supervisors to grant conditional use permits under suitable regulations and safeguards; and

WHEREAS, the Goochland County Planning Commission is authorized and required, by Virginia Code § 15.2-2285(A), to consider, hold a public hearing, and make a recommendation to the Board of Supervisors on all land use applications filed with the County; and

WHEREAS, Richard Dane filed an application requesting to renew a conditional use permit (CUP) for automobile sales on 0.75 acres at 2799 Sandy Hook Road on Tax Map No. 30-1-0-121-A in Election District 2; and

WHEREAS, the original CUP was granted in Case No. CU-2020-00005 on August 4, 2020 subject to 12 imposed conditions; and

WHEREAS, the subject property is zoned Agricultural, Limited (A-2) and the proposed activity is permitted in that district with a CUP under Zoning Ordinance § 15-112; and

WHEREAS, in this CUP, certain conditions are being amended or added, but the conditions in this CUP supersede the prior conditions; this CUP states all conditions imposed on the Property; and

WHEREAS, the conditions imposed below represent suitable regulations and safeguards to protect the neighboring properties from the impact of the CUP; and

WHEREAS, the Comprehensive Plan designates this area as Rural Enhancement Area; and

WHEREAS, pursuant to Virginia Code § 15.2-2204, the Goochland County Planning

Commission advertised as required by law and held a public hearing on this application on July 16, 2026.

NOW, THEREFORE, BE IT RESOLVED, the Goochland County Planning Commission is empowered to make recommendations to the Board of Supervisors regarding this application pursuant to Zoning Ordinance § 15-60, has considered each of the applicable standards in Zoning Ordinance § 15-60.B, and hereby finds that granting this request is a matter of public necessity, convenience, general welfare, or good zoning practice; and,

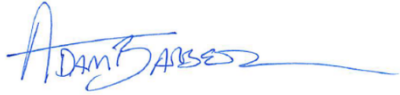
BE IT FURTHER RESOLVED, this 16th day of July 2026, the Goochland County Planning Commission hereby recommends that the Goochland County Board of Supervisors grant conditional use permit CU-2026-00011 for automobile sales on 0.75 acres at 2799 Sandy Hook Road on Tax Map No. 30-1-0-121-A in Election District 2, subject to the following imposed conditions, which supersede the imposed conditions in Case No. CU-2020-00005:

1. Use. Automobile sales are permitted on the Property subject to these conditions. “Automobile” refers to typical passenger automobiles and does not include larger commercial-size or type trucks, or other automobiles or equipment, including trailers.
2. Automobile repair. Automobile repair may occur on the Property provided that it is secondary to automobile sales. All automobile maintenance and repair work shall be conducted within the building.
3. Conceptual plan. The areas and improvements for CUP Activity shall generally conform to the conceptual plan attached as Exhibit A.
4. Automobile display. No more than 20 automobiles shall be displayed for sale.
5. Legal compliance. All county, state, and federal laws, regulations, and ordinances relating to automobile repair shall be observed, including, but not limited to, proper disposal of gasoline, batteries, antifreeze, brake fluid, and similar substances.
6. Outside storage. No outside storage is permitted of automobile parts, petroleum products, equipment, other supplies, or tools for automobile repair.
7. Signs. Signs are allowed as permitted by the Zoning Ordinance, but no attention-getting devices are permitted, including, but not limited to, devices designed or intended to attract attention through noise or sudden, intermittent, or rhythmic movement, or physical or lighting changes. Banners, flags, streamers, balloons, propellers, whirligigs, searchlights, and flashing lights are also specifically prohibited.
8. Hours of operation. The operating hours of the use shall be limited to between 10:00 a.m. and 5:00 p.m. Monday through Saturday. No automobile sales or repair activity shall occur on Sunday.
9. Expiration. This CUP expires the last day of September 2036. Any application for a renewal should be filed before the expiration date.

10. Inoperable vehicle. Inoperable vehicles shall be located inside the building.

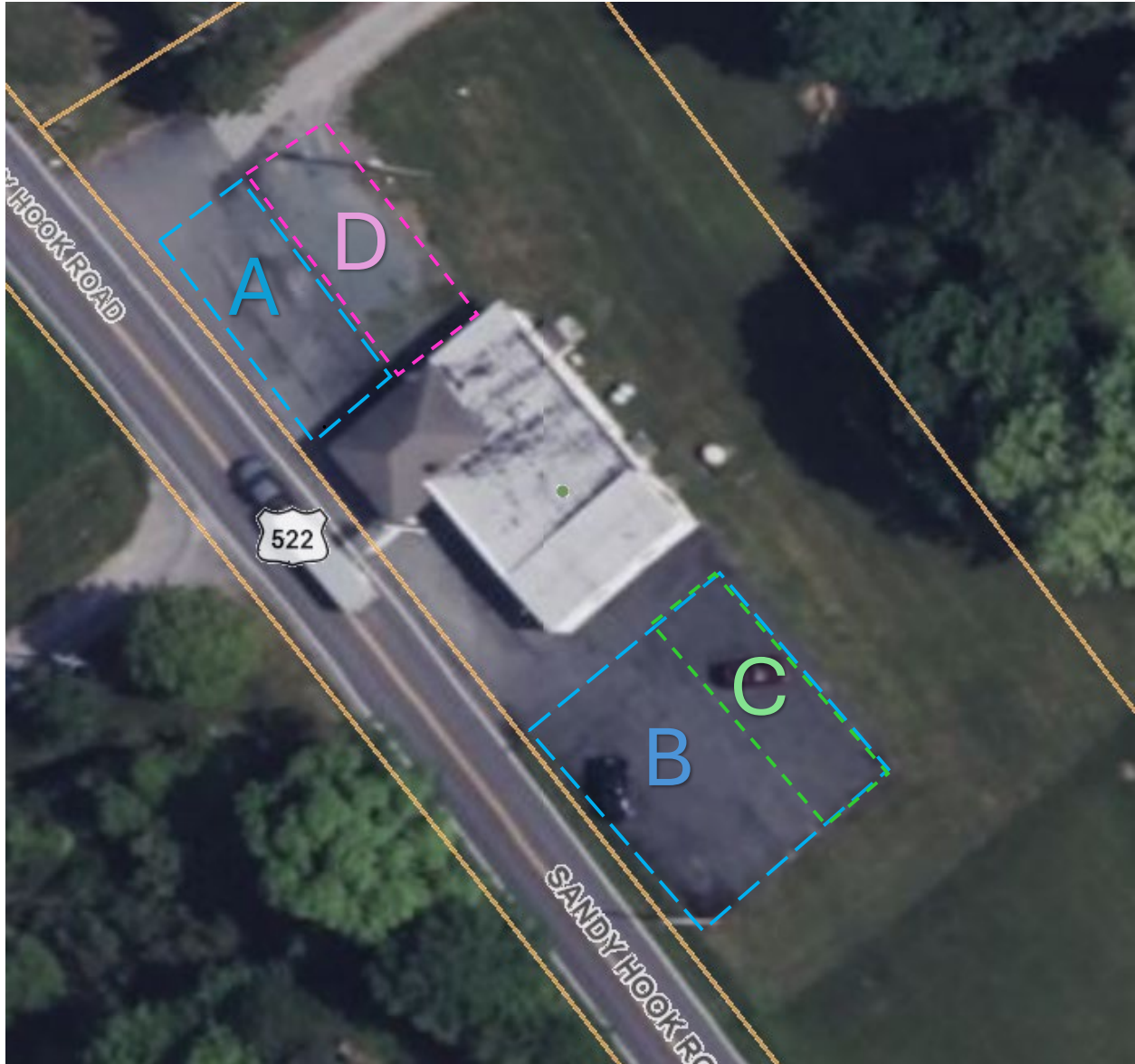
11. Transfer or lease. Prior to the transfer or lease of the Property, the property owner(s) shall notify, in writing, (a) the community development department of the planned transfer or lease, and (b) the new owner or lessee of this CUP and its conditions, with a copy to the community development department.

A COPY ATTEST:



Adam Barber, Planner, 7/16/2026

EXHIBIT A



A = Parking area for up to 5 cars for sale

B = Parking area for up to 15 cars for sale*

C = Parking area for up to 10 customer cars*

D = Parking area for up to 10 cars for employees and/or customers

*Parking for cars for sale and/or parking for customer cars is allowed where B&C areas overlap