

RESOLUTION — Comprehensive Plan Amendment — Technology Boulevard Special Focus Area and Data Center Development Objectives and Guidelines

This Board paper would amend the 2026 Comprehensive Plan to designate the Technology Boulevard Special Focus Area and create development objectives and guidelines for data centers. The Special Focus Area boundary, vision, and goals, along with the data center development objectives and guidelines, would become part of the Plan and be used to guide development standards for data centers in the County.

The Special Focus Area includes GPINs 840-713-3163, 841-710-2304, 841-712-4360, 842-707-8668, 842-709-3425, 842-709-8618, 842-712-1529, 842-712-5063, 843-701-9318, 843-702-3069, 843-702-9297, 843-703-5091, 843-704-1289, 843-704-3694, 843-706-0700, 843-707-0215, 843-708-9028, 843-711-6375, 843-711-6508, 843-712-6388, 844-699-3294, 844-700-7718, 844-700-9856, 844-701-6440, 844-702-9184, 844-703-6378, 844-704-1308, 844-704-7305, 844-705-2341, 844-709-3698, 844-712-3071, 845-699-5625, 845-699-7762, 845-700-2590, 845-701-4739, 845-702-3858, 845-702-7941, 845-704-1165, 845-704-6445, 845-705-3726, 845-705-5713, 845-705-6834, part of 845-706-5092, 846-700-0002, 846-700-5271, 846-702-2619, 846-702-5983, 846-703-0495, 846-704-9972, 847-700-3684, 847-701-1863, 847-701-5040, 847-702-4905, 847-702-7947, 847-703-4371, 847-705-8696, 848-702-0588, 848-703-3326, 848-703-6374, 848-707-0884, 849-701-2260, 849-704-5300, 849-706-0950, 849-707-9930, 849-708-5631, part of 850-698-1623, 850-704-1193, 851-702-4306, 851-702-7298, 851-704-9880, 851-705-5088, 852-700-2714, 852-701-6731, 852-705-5231, 853-699-7240, 854-702-3176, and 854-702-9520 and generally consists of those properties zoned M-1C Light Industrial District (Conditional), M-2 General Industrial District, and M-2C General Industrial District (Conditional) located generally east of Interstate 295 on the north and south lines of Williamsburg Road (U.S. Route 60), on the east and west lines of Technology Boulevard between Williamsburg Road and Portugee Road, and between the CSX Corporation Railroad and south line of Portugee Road at its intersection with Technology Boulevard.

In addition to amending the current comprehensive plan, the Special Focus Area and Development Objectives and Guidelines will be incorporated into the draft 2045 Comprehensive Plan.

The amendments will be considered at a joint public hearing with the Planning Commission on May 15, 2025. The Director of Planning recommends approval of the amendments to the 2026 Comprehensive Plan, and the County Manager concurs.



**COUNTY OF HENRICO, VIRGINIA
BOARD OF SUPERVISORS
MINUTE**

Agenda Item No. _____

Page No. 1 of 1

**Agenda Title: RESOLUTION — Comprehensive Plan Amendment — Technology Boulevard
Special Focus Area and Data Center Development Objectives and Guidelines**

For Clerk's Use Only: Date: _____ () Approved () Denied () Amended () Deferred to: _____ _____	BOARD OF SUPERVISORS ACTION Moved by (1) _____ Seconded by (1) _____ (2) _____ (2) _____ REMARKS: _____ _____ _____	<table style="width: 100%; border-collapse: collapse;"><tr><th style="text-align: left; padding: 5px;"></th><th style="text-align: center; padding: 5px;">YES</th><th style="text-align: center; padding: 5px;">NO</th><th style="text-align: center; padding: 5px;">OTHER</th></tr><tr><td style="padding: 5px;">Cooper, R.</td><td style="text-align: center; padding: 5px;">_____</td><td style="text-align: center; padding: 5px;">_____</td><td style="text-align: center; padding: 5px;">_____</td></tr><tr><td style="padding: 5px;">Nelson, T.</td><td style="text-align: center; padding: 5px;">_____</td><td style="text-align: center; padding: 5px;">_____</td><td style="text-align: center; padding: 5px;">_____</td></tr><tr><td style="padding: 5px;">Rogish, J.</td><td style="text-align: center; padding: 5px;">_____</td><td style="text-align: center; padding: 5px;">_____</td><td style="text-align: center; padding: 5px;">_____</td></tr><tr><td style="padding: 5px;">Roundtree, M.</td><td style="text-align: center; padding: 5px;">_____</td><td style="text-align: center; padding: 5px;">_____</td><td style="text-align: center; padding: 5px;">_____</td></tr><tr><td style="padding: 5px;">Schmitt, D.</td><td style="text-align: center; padding: 5px;">_____</td><td style="text-align: center; padding: 5px;">_____</td><td style="text-align: center; padding: 5px;">_____</td></tr></table>		YES	NO	OTHER	Cooper, R.	_____	_____	_____	Nelson, T.	_____	_____	_____	Rogish, J.	_____	_____	_____	Roundtree, M.	_____	_____	_____	Schmitt, D.	_____	_____	_____
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WHEREAS, the Board of Supervisors adopted the 2026 Comprehensive Plan on August 11, 2009, which includes Chapter 4 related to Vision, Goals, and Objectives and Chapter 7 addressing Planning and Economic Focus Areas; and,

WHEREAS, under Section 15.2-2229 of the Code of Virginia, the Planning Commission may review and recommend, and the Board of Supervisors may approve and adopt, amendments to the 2026 Comprehensive Plan; and,

WHEREAS, on March 25, 2025, the Board of Supervisors directed the Department of Planning to research and prepare new zoning ordinance amendments to enact new zoning regulations for data centers; and,

WHEREAS, the Department of Planning, as part of its work regarding data centers, has identified recommended amendments to the 2026 Comprehensive Plan; and,

WHEREAS, these amendments would create the Technology Boulevard Special Focus Area as well as specific development objectives and guidelines for data center development; and,

WHEREAS, the Planning Commission and Board of Supervisors held a joint public hearing on May 15, 2025, to consider the proposed amendments to the 2026 Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors that the 2026 Comprehensive Plan is hereby amended to create the Technology Boulevard Special Focus Area, to include those parcels identified in Exhibit A to this resolution, and create Development Objectives and Guidelines for data center development.

Comments: The amendments were considered at a joint public hearing with the Planning Commission on May 15, 2025. The Director of Planning recommends approval of the amendments to the 2026 Comprehensive Plan, and the County Manager concurs.

By Agency Head _____

By County Manager _____

Certified: _____

A Copy Teste: _____

Clerk, Board of Supervisors

Copy to: _____

Date: _____

Exhibit A
GPINS Included in the Technology Boulevard Special Focus Area

The Technology Boulevard Special Focus Area includes GPINs 840-713-3163, 841-710-2304, 841-712-4360, 842-707-8668, 842-709-3425, 842-709-8618, 842-712-1529, 842-712-5063, 843-701-9318, 843-702-3069, 843-702-9297, 843-703-5091, 843-704-1289, 843-704-3694, 843-706-0700, 843-707-0215, 843-708-9028, 843-711-6375, 843-711-6508, 843-712-6388, 844-699-3294, 844-700-7718, 844-700-9856, 844-701-6440, 844-702-9184, 844-703-6378, 844-704-1308, 844-704-7305, 844-705-2341, 844-709-3698, 844-712-3071, 845-699-5625, 845-699-7762, 845-700-2590, 845-701-4739, 845-702-3858, 845-702-7941, 845-704-1165, 845-704-6445, 845-705-3726, 845-705-5713, 845-705-6834, part of 845-706-5092, 846-700-0002, 846-700-5271, 846-702-2619, 846-702-5983, 846-703-0495, 846-704-9972, 847-700-3684, 847-701-1863, 847-701-5040, 847-702-4905, 847-702-7947, 847-703-4371, 847-705-8696, 848-702-0588, 848-703-3326, 848-703-6374, 848-707-0884, 849-701-2260, 849-704-5300, 849-706-0950, 849-707-9930, 849-708-5631, part of 850-698-1623, 850-704-1193, 851-702-4306, 851-702-7298, 851-704-9880, 851-705-5088, 852-700-2714, 852-701-6731, 852-705-5231, 853-699-7240, 854-702-3176, and 854-702-9520. The boundaries are depicted in a map in the comprehensive plan amendment.

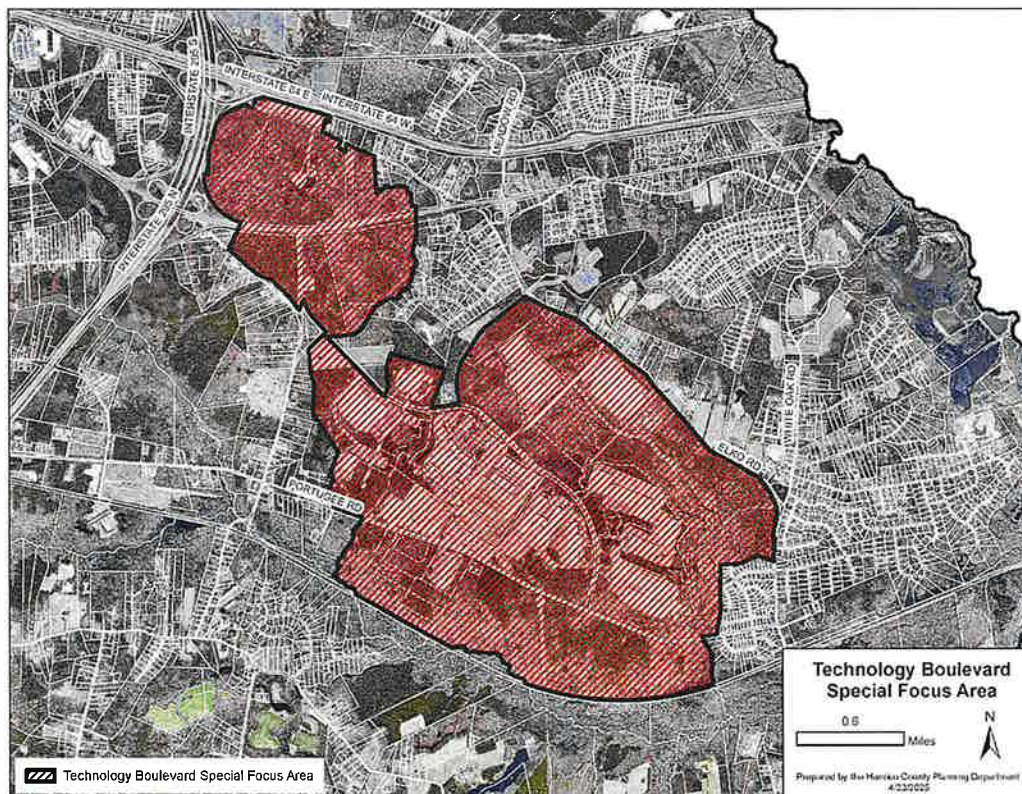
Comprehensive Plan Amendment Recommendation

The Technology Boulevard Special Focus Area would establish a specific vision and goals for the area containing the largest concentration of data center development in the county. The Special Focus Area Map should be amended to reflect the geographic boundaries of the study area as presented in this document. A specific vision and goals for the special focus area are proposed below.

Additionally, objectives and development guidelines for data centers throughout the county should be established and adopted as part of the 2026 Comprehensive Plan. These guidelines could be used in the evaluation of data center proposals outside of the Technology Boulevard Special Focus Area.

The general boundaries of the Technology Boulevard Special Focus Area would include the White Oak Technology Park and abutting properties south of I-64 zoned for industrial uses. In addition to updating the Special Focus Area Map, consideration could be given to amending the Future Land Use Map to reflect the recommendation for Planned Industry throughout the entire Technology Boulevard Special Focus Area. Once established, future data center development in the county should largely be limited to properties within the special focus area.

The map shown below shows the proposed Technology Boulevard Special Focus Area and encompasses parcels located within and abutting White Oak Technology Park.



Technology Boulevard Special Focus Area

The Vision

The Technology Boulevard Special Focus Area is suitable for the development of data center uses, a defined targeted industry, while preserving key environmental resources, preserving cultural resources, and respecting surrounding residential development. The special focus area builds on the existing character of the White Oak Technology Park. New data center development in the special focus area should be constructed in a manner consistent with the existing high-quality development along Technology Boulevard and respecting the surrounding area. The large parcels within the special focus area provide additional areas for buffering, setbacks, and other mitigating features, and future development should incorporate these design standards into their plans. Where they exist, smaller parcels should be combined to support shared access, coordinated design and a planned layout.

Special Focus Area Goals

One of the driving forces behind this Special Focus Area is the need to create an environment that capitalizes on the area's prime location and suitable infrastructure while also balancing the County's goals to respect existing development and encourage economic development to support the County's tax base. This ultimately promotes new uses serving the greater community to locate within the Technology Boulevard Special Focus Area and contributes to the continued growth of the county as a whole.

The focus area will have:

- Goal 1:*** *A focus on respecting existing residential development.*
- Goal 2:*** *A vibrant industrial park with uses which support the tax base of the County in a manner allowing benefits to transfer to existing and future residents.*
- Goal 3:*** *Adequate utilities provided prior to or in conjunction with new development.*
- Goal 4:*** *Shared access for uses developed in a coordinated plan spanning large parcels to maximize areas for screening along roadways and adjacent to existing development.*
- Goal 5:*** *Coordinated provision of pedestrian and bicycle facilities to serve new industrial development while connecting to surrounding areas and a countywide network.*

Data Center Development Objectives and Guidelines

Objectives

The following objectives will guide the county in review of data center development proposals throughout the county.

The county will:

1. Encourage large site planned industrial development which provides shared access to existing and future transportation networks. This includes enhanced pedestrian and other non-vehicular connections across collector roads, both major and minor, and connecting with the surrounding neighborhoods.
2. Examine the potential for the interpretation of cultural resources in addition to their preservation.
3. Enhance buffering along major roadways and along shared borders with existing residential development. Buffers could consist of both vegetative materials and earthen berms where appropriate.
4. Discourage major development near environmentally sensitive areas. This would include increased buffers to enhance the separation of both buildings and accessory uses from potential impacts.
5. Consider the use of environmentally friendly development strategies, such as the use of solar power generation, enhanced building efficiency requirements, and increased use of native species plantings.
6. Require the completion of noise studies prior to both the start of construction and the issuance of a certificate of occupancy.
7. Examine potential zoning ordinance amendments to restrict by right data center development outside the focus area.
8. Encourage the continued development of public pedestrian and bicycle facilities.
9. Encourage non-County controlled utilities to provide and maintain adequate services prior to or in coordination with new development.

Development Guidelines

In order to implement the Plan's vision for data center development, the following development guidelines are recommended. These guidelines will help ensure new industrial development is consistent with the quality of previous construction, while providing protection to the surrounding existing and future residential areas. The guidelines include general concepts and recommendations specifically oriented toward pedestrian travel, architecture, site design, open space, and residential properties.

1. Principal building façades. Principal building façades are any building façade that faces an adjacent public roadway. When a building has more than one principal façade, all principal building façades should be consistent in terms of design, materials, details, and treatment. Principal building façades associated with new construction should meet the following standards:
 - a. Principal building façades should avoid the use of undifferentiated surfaces by including at least two of the following design elements:
 - i. change in building height;
 - ii. building step-backs or recesses;
 - iii. fenestration;
 - iv. change in building material, pattern, texture, color; or
 - v. use of accent materials.
2. Screening of mechanical equipment. To minimize transmission of sound and visibility from adjacent roads and adjacent properties with residential uses, ground level and roof top mechanical equipment should be screened from public roadways, residentially zoned properties, adjacent properties with existing residential uses, or properties with a residential future land use recommendation. This screening may be provided by a principal building. Mechanical equipment not screened by a principal building should be screened by a screen wall or panel, parapet wall, or other visually solid screen which should be constructed of materials compatible with those used in the exterior construction of the principal building.
3. Buffers. A buffer of at least 100 feet to include vegetation equivalent to a TB50 should be utilized to screen the data center from adjacent residentially zoned properties, properties with a residential future land use recommendation, or adjacent properties with existing residential uses. The use of natural topography and preservation of existing vegetation should be the primary methods of buffering, but where that is not sufficient it could be supplemented by new vegetation or an earthen berm.
4. Fencing. Fencing of the property is permitted, provided that fencing along public or private streets should not be chain-link, with or without slatted inserts, and does not include barbed wire or other similarly visibly intrusive deterrence device. Fencing should also be located on one side of buffers and should not disrupt existing vegetation.
5. Substations. Substations should be screened from adjacent major roads or residentially zoned properties, adjacent properties with existing residential uses, or properties with a residential future land use designation through the use of opaque fencing and landscaped buffers.

6. Noise Studies: Prior to site plan approval, a noise study should be submitted. In addition, prior to issuance of a certificate of occupancy, a post-construction noise study should also be conducted to demonstrate to the Planning Director's satisfaction that the operation complies with any conditions or other legal requirements for the property.
7. Recommended setbacks. Any data center building should be located at least 200 feet from the lot line of adjacent residentially zoned properties, properties with a residential future land use recommendation or adjacent properties with existing residential uses.