

LAND USE REGULATORY CONTROLS

Goochland County's Development Process

This page shows the existing development process for properties desiring a rezoning, conditional use permit, and proffer amendments to allow development of the property in a different way than what is allowed by right. This process is codified into the Goochland County Zoning Ordinance and does not change with any future land uses shown in this Small Area Plan.



Pre Application Meeting

A preapplication meeting is scheduled with the applicant and staff, including Planning & Zoning, Building Inspection, Environmental, Transportation, Health Department, and Economic Development.

Development Review Meeting 1

The planner assigned the case presents the application to County staff and solicits comments and concerns about the case. The planner then shares the comments with the applicant.

Community Meeting

The applicant presents their proposed application to the community. A sign notifying the community of the meeting will be placed on the subject property. Letters will also be sent out to adjacent owners and information about the meeting will be available online.

Development Review Meeting 2

The planner presents the revised application to staff, which addresses concerns heard at the community meeting. Staff will provide comments and concerns to the applicant.

Pre Application Process Concludes & Formal Application Process Begins

The Director of Community Development will determine if the applicant is eligible to file an application. If so, a public hearing for the Planning Commission will be set.

Planning Commission Public Hearing

Staff will notify adjacent property owners of the hearing date and release an advertisement in the local newspaper. Planning Commission will make a recommendation to the Board of Supervisors

Board of Supervisors Public Hearing

The Board of Supervisors will make a decision of denial or approval for the application. This concludes the process.