



Goochland County - Future Growth Map - April 2026

Rezoned Subdivisions					
Label	Vacant Lots in Rezoned Subdivisions	Active	Vacant Lots	Zoning	District
R1-1	County Line Estates (A&R)		1	RR	1
R1-2	Deer Run		1	RR	1
R1-3	Fleming Crossroads		1	RR	1
R1-5	Ham-Lin Oaks		1	RR	1
R1-6	Hickory Ridge	*	2	RR	1
R1-7	Lantana South (A&R)		1	RR	1
R1-8	Oliver's Trail	*	20	RP	1
R1-9	Royal Oak Estate		2	RR	1
R1-10	Shelton Ridge		1	RR	1
R1-11	Stanwood		1	RR	1
R1-12	The Estates at Royal Virginia	*	12	RR	1
Total - District 1			43		1
R2-1	Holland Hills		1	RO	2
R2-2	Kruger/Harris Rezoning		66	R1	2
R2-3	Mill Forest II	*	1	RR	2
R2-4	Reed Marsh - Sec 1	*	3	R3	2
R2-5	Reed Marsh - Sec 2	*	23	R3	2
R2-6	Rocketts Ridge - Sec II	*	10	R1	2
R2-7	Rural Hill	*	170	R3	2
R2-8	Swann's Inn	*	5	R3	2
R2-9	Venice Heights	*	6	R1	2
R2-10	Village Acres		5	RO	2
Total - District 2			290		2
R3-1	Algernon Woods - Sec I	*	1	RR	3
R3-2	Autumn Breeze	*	1	R1	3
R3-3	Breeze Hill - Sec IV	*	1	RP	3
R3-4	Breeze Hill - Sec V	*	18	RP	3
R3-5	Bridgewater		11	RR	3
R3-6	Granite Trace (A&R)		2	RR	3
R3-7	Greenbriar Estates - Sec Two	*	23	R1	3
R3-8	Huntleigh		3	RR	3
R3-9	Longwood - Sec III		1	RR	3
R3-10	Michael Morrisette		1	RR	3
R3-11	Triple Estate		1	RR	3
R3-12	Truett Subdivision	*	40	R1	3
Total - District 3			103		3
R4-1	Bellview Gardens - Sec A		4	R1	4
R4-2	Bellview Gardens - Sec A - Block C		1	R1	4
R4-3	Brittland		1	RR	4
R4-4	Hickory Haven	*	2	RN	4
R4-5	Highfield	*	138	RPUD	4
R4-6	Hunt Club Hill		34	RP	4
R4-7	Jammi		3	RR	4
R4-8	Kinloch - Sec 2	*	12	RPUD	4
R4-9	Kinloch - Sec 7		1	RPUD	4
R4-10	Kinloch - Sec 9	*	14	RPUD	4
R4-11	Manakin Towne		39	MPUD	4
R4-13	Park View	*	1	RN	4
R4-14	Readers Branch - Sec 5	*	9	RPUD	4
R4-15	Readers Branch - Sec 6	*	34	RPUD	4
R4-16	Readers Branch - Sec 7	*	53	RPUD	4
R4-17	Reva Ridge	*	1	RR	4
R4-18	The Ridge at Manakin Park	*	51	RPUD	4
R4-19	Samary Forest	*	14	RN	4
R4-20	Songbird	*	54	RPUD	4
R4-21	Sycamore Creek - Sec 1		2	R1	4
R4-22	Tuckahoe Creek	*	2	RPUD	4
R4-23	Wheatlands - Phase 1		1	RR	4
Total - District 4			471		4
R5-1	Blair Estates - Sec 2	*	1	R3	5
R5-2	Boscobel Trace	*	7	R1	5
R5-3	Cedar Grove		1	RPUD	5
R5-4	Dover Lake		5	RR	5
R5-5	Dover Run		1	RR	5
R5-6	Dovershire at Manakin Woods	*	3	R1	5
R5-7	Goose Pond		1	RR	5
R5-9	Huguenot Hills - Sec 1 & 2		2	RO	5
R5-10	Huguenot Hills - Sec 1 & 2		47	RN	5
R5-12	Huguenot Hills - Sec 3		50	RN	5
R5-13	James River Estates (A&R)		7	R1	5
R5-14	Logan Woods		1	RR	5
R5-15	Lower Tuckahoe	*	7	R1	5
R5-16	Manakin Farms	*	12	R1	5
R5-17	Midlothian Enterprises		19	R3	5
R5-18	Mosaic at West Creek - Sec V	*	1	RPUD	5
R5-20	Mosaic at West Creek - Sec VII	*	1	RPUD	5
R5-19	Mosaic at West Creek - Sec IX	*	3	RPUD	5
R5-21	Pagebrook	*	7	R1	5
R5-22	Partridge Hill		1	R1	5
R5-23	Partridge Hill Farm		1	R1	5
R5-24	Pembroke Farms	*	5	R1	5
R5-25	River Notch	*	1	R1	5
R5-26	River Oaks		1	R1	5
R5-27	Rivergate	*	7	R1	5
R5-28	Sabot Creek	*	2	RP	5
R5-29	Sabot Hill		1	RR	5
R5-30	The Blufftons	*	23	RN	5
R5-31	The Meadows at Manakin	*	10	RR	5
R5-32	Tuckahoe Lands	*	14	R1	5
R5-33	Wickham Glen		1	R1	5
Total - District 5			243		5
R2&3-1	Highgrove		2	RR	2&3
R2&3-2	Rose Retreat	*	45	RP	2&3
Total - District 2&3			47		2&3
Total			1197		

*(A&R) --- Subdivision appears in both tables because it is split zoned

Agricultural Subdivisions					
Label	Vacant Lots in Agricultural Subdivisions	Active	Vacant Lots	Zoning	District
A1-1	Ashgrove		1	A1	1
A1-2	Bedford Hills		9	A1	1
A1-3	Belzora	*	2	A1	1
A1-4	Boundary Run - Sec 1	*	1	A1	1
A1-5	Brookstone		4	A1	1
A1-6	Bulls Bluff		2	A1	1
A1-7	Byrd Estates		3	A1	1
A1-8	Caledonia Pines		1	A1	1
A1-9	Clay Morris Estates	*	7	A1	1
A1-10	Community Forest		1	A1	1
A1-11	County Line Estates (A&R)		1	A1	1
A1-12	Deep Woods	*	1	A1	1
A1-13	Dogwood Acres		1	A1	1
A1-14	Edgehill Hideaway		1	A1	1
A1-15	Englert Property		3	A1	1
A1-16	George's Landing		3	A1	1
A1-17	Hadensville Farms		2	A1	1
A1-18	Haskins Ridge	*	5	A1	1
A1-19	Hidden Acres	*	2	A1	1
A1-20	Howard's Trace		2	A1	1
A1-21	Hunters Trail		5	A1	1
A1-22	James River Farms	*	16	A1	1
A1-23	Johnsons Tract		5	A1	1
A1-24	Lake Killarney	*	6	A1	1
A1-25	Lantana North		3	A1	1
A1-26	Lantana South (A&R)		5	A1	1
A1-27	Lavaga		3	A1	1
A1-28	Leakes Mill		2	A1	1
A1-29	Mat Dandridge Estate	*	2	A1	1
A1-30	Ostrich Run		3	A1	1
A1-31	Parrish Parsons	*	2	A1	1
A1-32	Pink Dogwood		1	A1	1
A1-33	Shannon Forest		2	A1	1
A1-34	Shannon Hill Estates	*	4	A1	1
A1-35	Shannon Hill Farms	*	15	A1	1
A1-36	Shannon Hills	*	7	A1	1
A1-37	Shelton Creek		1	A1	1
A1-38	Sheltons Springs		2	A1	1
A1-39	Shirley's Cove		1	A1	1
A1-40	Staney Oginz		1	A1	1
A1-41	Stillhouse	*	1	A1	1
A1-42	Tabscott East		1	A1	1
A1-43	Tabscott Estates		5	A1	1
A1-44	Thacker	*	2	A1	1
A1-45	The Hills on Payne Road		2	A1	1
A1-46	Toler Estates	*	8	A1	1
A1-47	Trice		1	A1	1
A1-48	Tylers Creek		1	A1	1
A1-49	Whispering Willow	*	2	A1	1
A1-50	Whitehall Creek	*	5	A1	1
A1-51	Whittlers Branch	*	1	A1	1
A1-52	Windsor Park	*	8	A1	1
A1-53	Woodlin - Sec II		1	A1	1
A1-54	Youngstown Woods		1	A1	1
Total - District 1			177		1
A2-1	Castle View	*	1	A1	2
A2-2	Cedar Hills		5	A2	2
A2-3	Chapel Bridge		1	A1	2
A2-4	Cheneys Creek	*	3	A2	2
A2-5	Clover Forest		3	A1	2
A2-6	Countryside West		1	A1	2
A2-7	Courthouse Creek		2	A2	2
A2-8	Cross Creek		5	A1	2
A2-9	Elgin - Sec B		4	A1	2
A2-10	Elgin - Sec D		3	A1	2
A2-11	Elgin - Sec E		5	A1	2
A2-12	Fairfield		7	A1	2
A2-13	Fauquier Gardens	*	7	A1	2
A2-14	George W Jackson Sr		1	A2	2
A2-15	Heron Cove		4	A1	2
A2-16	Hobby Hills		1	A1	2
A2-17	J T Hamner	*	3	A1	2
A2-18	James River Landing	*	18	A1	2
A2-19	Kensington Creek	*	6	A2	2
A2-20	Milwood		3	A1	2
A2-21	Newline		5	A1	2
A2-22	PMK Acres	*	1	A1	2
A2-23	Pemberton Woods		4	A1	2

*(A&R) --- Subdivision appears in both tables because it is split zoned

Agricultural Subdivisions					
Label	Vacant Lots in Agricultural Subdivisions	Active	Vacant Lots	Zoning	District
A2-24	Pemberton on the James		6	A1	2
A2-25	Quail Roost		1	A2	2
A2-26	Red Hill	*	1	A1	2
A2-27	River Road West		3	A1	2
A2-28	Shaunah's Knoll		1	A1	2
A2-29	Talley Ho Estates		6	A1	2
A2-30	Taysom Hills	*	2	A1	2
A2-31	Twin Lakes		4	A1	2
A2-32	Willoughbys Bend	*	2	A1	2
A2-33	Woodlin - Sec I		2	A1	2
A2-34	Woodville Hills		1	A1	2
Total - District 2			122		2
A3-1	Amber Lake	*	2	A2	3
A3-2	Annies Estates	*	2	A2	3
A3-3	Berryhill		3	A2	3
A3-4	Chelsea		2	A2	3
A3-5	Colonial Fleming Place		2	A2	3
A3-6	Covington	*	9	A2	3
A3-7	Deerfield	*	3	A2	3
A3-8	East Courthouse Estates - Sec 1		2	A2	3
A3-9	Gentry's Trace		1	A2	3
A3-10	Granite Trace (A&R)		1	A2	3
A3-11	Graybert Hills		2	A2	3
A3-12	Horsepen Hills		2	A2	3
A3-13	James Kinney Estates		3	A2	3
A3-14	M H Clements		4	A2	3
A3-15	Mill Creek		6	A2	3
A3-16	North Clifton		1	A2	3
A3-17	Old Orchard Cove		4	A2	3
A3-18	Perkinsville Estates		8	A2	3
A3-19	Pleasant Green		6	A2	3
A3-20	Pony Farm		1	A2	3
A3-21	Rivercliff	*	1	A2	3
A3-22	Strawberry Run		1	A2	3
A3-23	The Forest		3	A2	3
A3-24	Timber Ridge		1	A2	3
A3-25	Turner Oaks		1	A2	3
A3-26	Valentine Brooks		1	A2	3
A3-27	W E Ware		1	A2	3
A3-28	White Hall Lake		1	A2	3
A3-29	Whitehall		1	A2	3
A3-30	Woods Edge	*	1	A2	3
A3-31	Yancey-Bayliss		2	A2	3
Total - District 3			78		3
A4-1	Clairehaven		1	A2	4
A4-2	Cloverfield		2	A2	4
A4-3	Fords		4	A2	4
A4-4	Gaines Thrifty Lane		1	A2	4
A4-5	Grand Ridge - Sec I		1	A2	4
A4-6	Grand Ridge - Sec II	*	1	A2	4
A4-7	Homewood Park		91	A2	4
A4-8	Legacy Pointe		1	A2	4
A4-9	Mount Olive Terrace	*	2	A2	4
A4-10	Oak Grove Estates		1	A2	4
A4-11	Wingmead		1	A2	4
Total - District 4			106		4
A5-1	Auburn Chase - Sec 1	*	1	A2	5
A5-2	Auburn Chase - Sec 2		2	A2	5
A5-3	Ben Dover		4	A2	5
A5-4	Boscobel Country	*	3	A2	5
A5-5	Broad Run	*	1	A2	5
A5-6	Broad Run - Sec III	*	1	A2	5
A5-7	Dover Creek		2	A2	5
A5-8	Fairway Estates		1	A2	5
A5-9	James River Estates (A&R)		1	A2	5
A5-10	Monacan Hills		1	A2	5
A5-11	Pembroke		6	A2	5
A5-12	Rochambeau Farm		3	A2	5
Total - District 5			26		5
A1&2-1	Knoll's Point		4	A1	1,2
A1&2-2	Meredith Farms		2	A1	1,2
Total - District 1 & 2			6		1,2
A2&3-1	Aldwyck	*	10	A2	2,3
Total - District 2 & 3			10		2,3
A3&5-1	Old Oaks		4	A2	3,5
Total - District 3 & 5			4		3,5
Total			529		

*(A&R) --- Subdivision appears in both tables because it is split zoned