

2035 Comp Plan Map - 1 - Land Use - Centerville Village



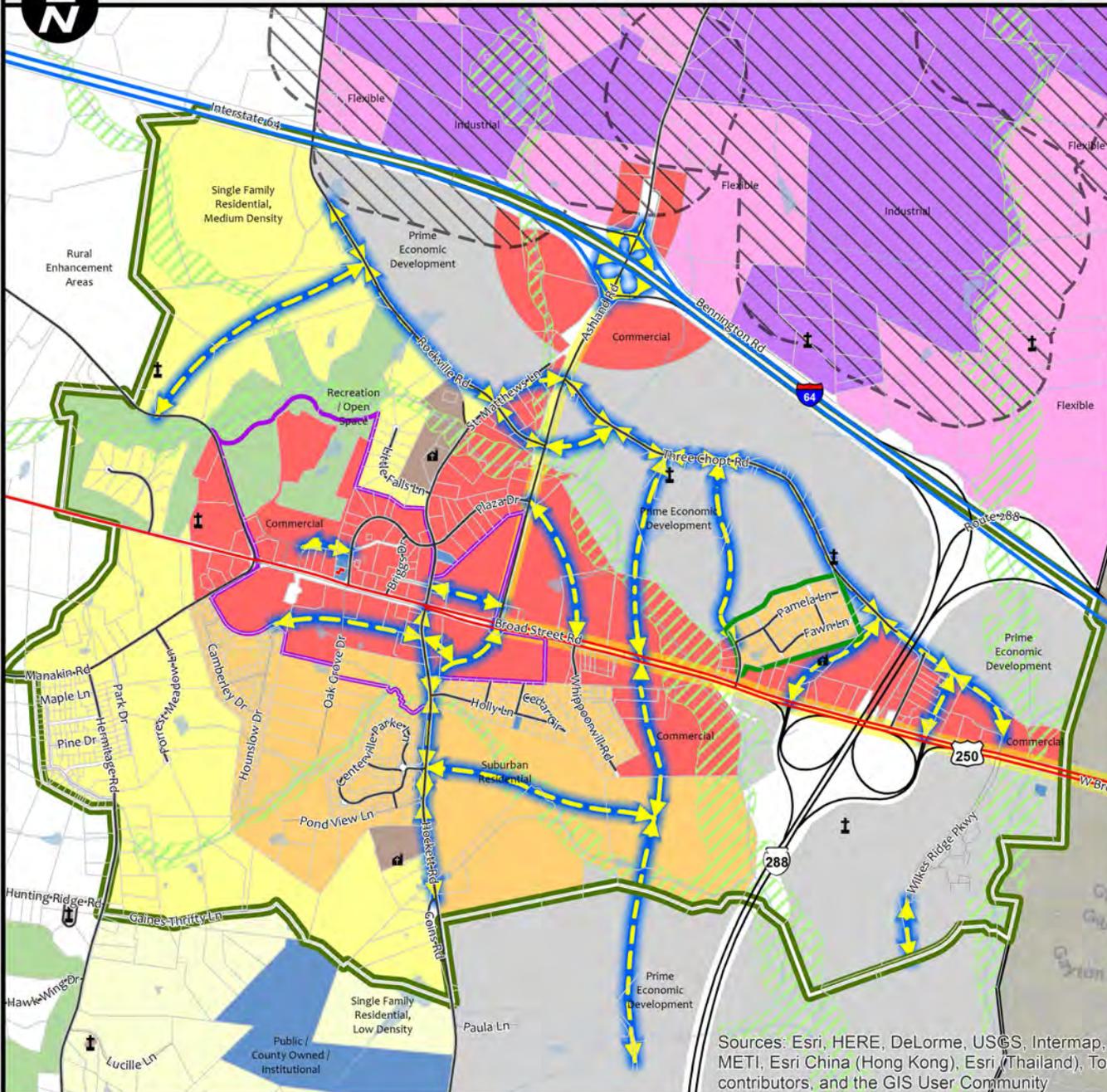
Legend

2035 Land Use Parcels

- Commercial
- Flexible
- Industrial
- Prime Economic Development
- Semi-Public
- County / State / Institutional
- Single Family Residential, Low Density
- Single Family Residential, Medium Density
- Suburban Residential
- Recreation / Open Space
- Rural Enhancement Areas

Other Features:

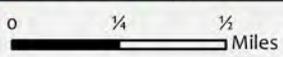
- Goochland County Parcel Boundary
- Village Boundary
- Bellview Gardens Buffer
- Centerville Village Core
- Cemetery
- Church
- Fire / EMS Buildings
- Future Transportation *
- Arterial Management Plan (AMP)
- I-64
- US Route
- State Route
- Secondary Route
- Secondary Roads
- Quarry - 1000' Buffer
- Surface Water Bodies
- Streams
- 100yr Flood Plain



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Map created by Goochland County GIS Department
Date - 8/5/2015 Sources: USGS, FEMA

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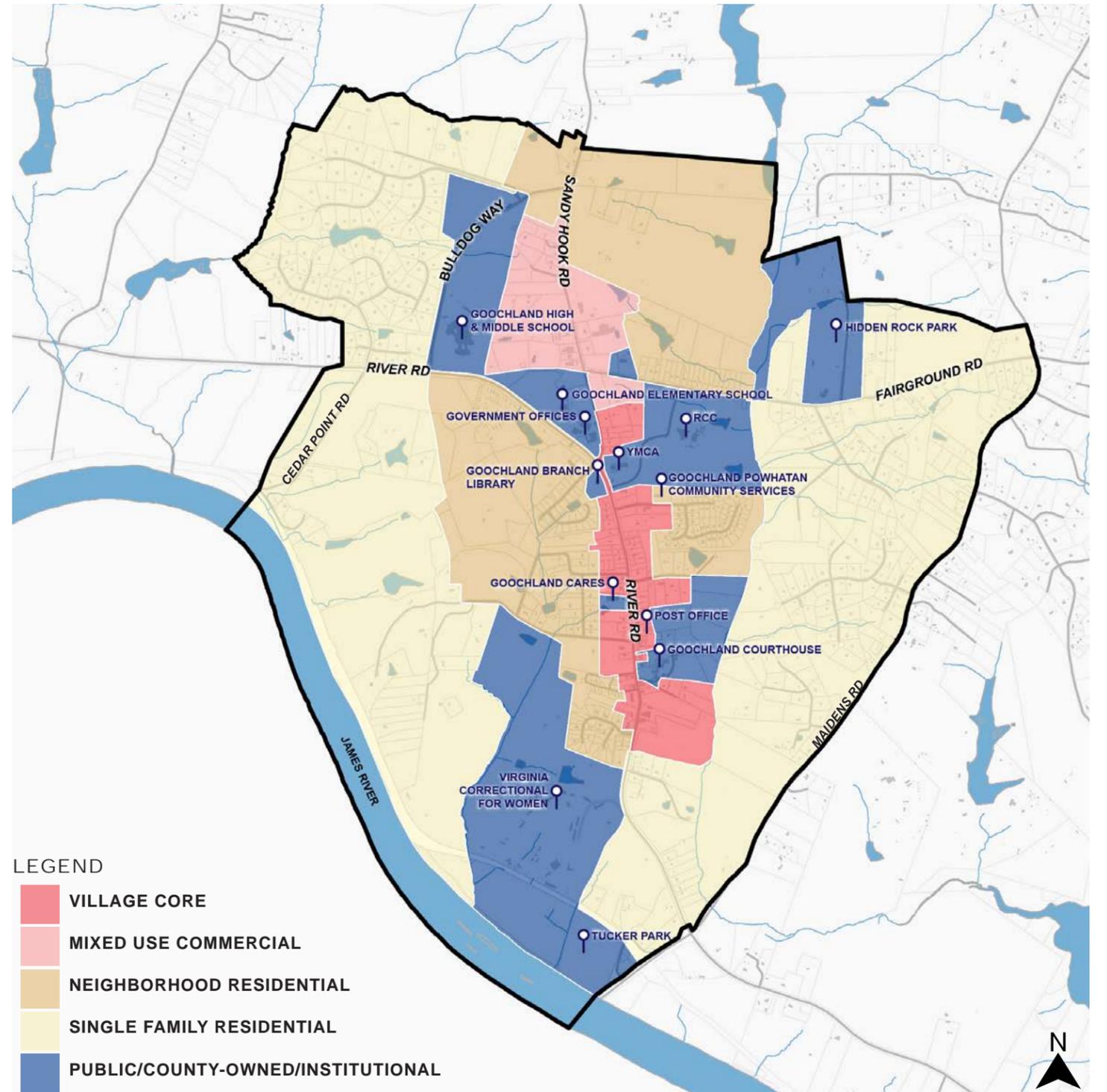
2035 Comp Plan Map - 2 - Land Use - Courthouse Village

Updated June 2023



The Future Land Use Plan conveys a long term vision for the built environment within Courthouse Village. The table below and the following pages describe and illustrate the intent for each Land Use category and should be used to guide and inform future development patterns, forms, and uses within the Village.

LAND USE	INTENT	USE & DENSITY	HEIGHT	BUILDING MASSING & STREET RELATIONSHIP	PARKING
VILLAGE CORE	A vibrant mixed-use village that has a preserved historic fabric and new infill development that is appropriately scaled to historic development patterns.	Primary: retail, service, office, lodging, and residential (townhouses, multi-family, live/work units) Secondary: entertainment and service	1-2	Buildings are encouraged to be oriented to the street with pedestrian entrances and little to no setback. Buildings should be smaller in size and have transparency along the street to activate the street. Buildings may be setback to allow for seating, landscaping, or patio space along the street.	A park once/shared parking environment is expected with a mix of on street and shared private or public parking. Parking is encouraged to be relegated to the back or sides of buildings. Parking that is along a street should be screened with landscaping.
MIXED USE COMMERCIAL	A place designated for retail and service uses where community members can conveniently access daily needs.	Primary: retail, service, lodging, and entertainment Secondary: office, residential (townhouses, multi-family, live/work units), service and drive-through uses should be relegated to behind buildings.	1-3	New buildings should be oriented to arterial streets. Building massing can vary from small standalone commercial buildings to large box retail stores. Large buildings adjacent to residential areas should be screened with landscaping.	Parking should be relegated to the sides and rear of buildings. Parking along streets or adjacent to residential areas should be screened with landscaping.
NEIGHBORHOOD RESIDENTIAL	Residential areas with small to medium lots and a mix of housing types and sizes. Housing should be clustered to protect existing tree canopy and provide shared neighborhood open spaces.	Primary: Residential housing at an overall density of 2-4 units/acre. Housing types including single family, townhouses, accessory dwelling units, and small-scale multiplexes such as duplexes and triplexes. Secondary: small scale retail, civic, or service uses such as coffee shops, small daycares, or religious assembly.	1-3	Houses are encouraged to be built close to the street with front porches or stoops and pedestrian entrances. Setbacks less than 30 feet are encouraged.	Parking may be a combination of on-street, private garages, or driveways. Garages are encouraged to be in the rear of houses or side loading, not facing the street.
SINGLE FAMILY RESIDENTIAL	Residential areas with large lots and single family detached housing. Areas of housing are encouraged to be clustered to protect sensitive environmental features and farmland.	Primary: Single family detached housing at an overall density of <2 units/acre. Secondary: civic uses such as schools and religious assembly uses may be appropriate in certain locations.	1-3	Buildings may be set back from the street up to 50 feet or more.	Parking is expected in private garages or driveways.
PUBLIC/COUNTY-OWNED/INSTITUTIONAL	Areas dedicated to government and civic buildings and/or publicly accessible parks and open spaces.	Primary: Schools, colleges, civic buildings, hospitals, parks, employment, and community serving uses, and open space. Secondary: office and residential uses may be appropriate when ancillary to primary uses or when offering a public benefit.	1-3 up to 4 stories in some areas	New buildings should be built to and oriented to arterial streets and landscaping, building façade articulation, and/or transparency should be used to break up the appearance of large blank walls along the street. Buildings may be set back from local streets.	Parking is encouraged to be relegated to the back or sides of buildings. Parking that is along a street should be screened with landscaping.



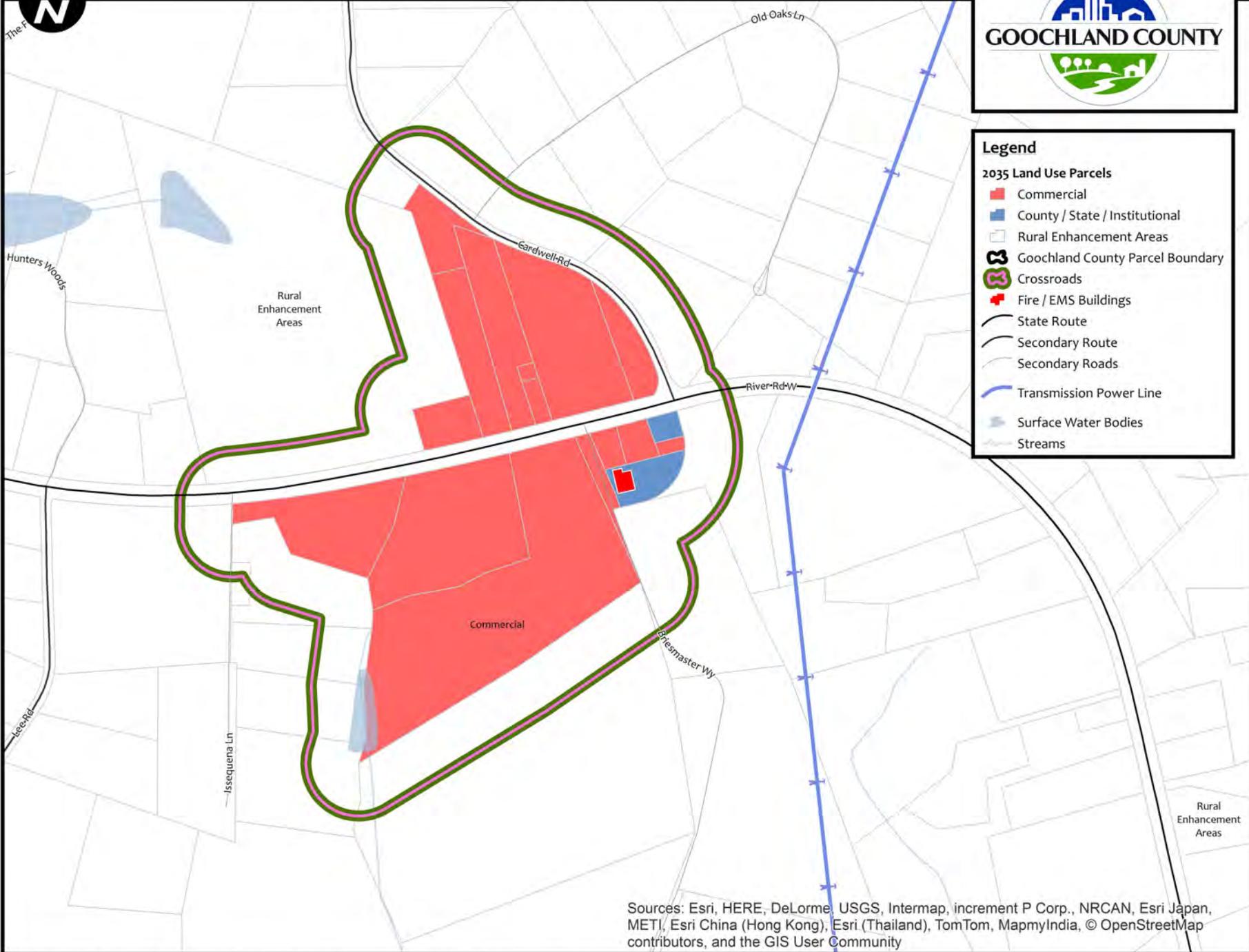
2035 Comp Plan Map - 3 - Land Use - Crozier Crossroads



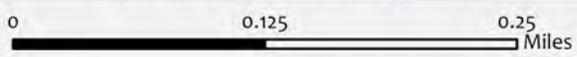
Legend

2035 Land Use Parcels

- Commercial
- County / State / Institutional
- Rural Enhancement Areas
- ⊞ Goochland County Parcel Boundary
- ⊞ Crossroads
- ⊞ Fire / EMS Buildings
- State Route
- Secondary Route
- Secondary Roads
- Transmission Power Line
- ⊞ Surface Water Bodies
- ⊞ Streams



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community





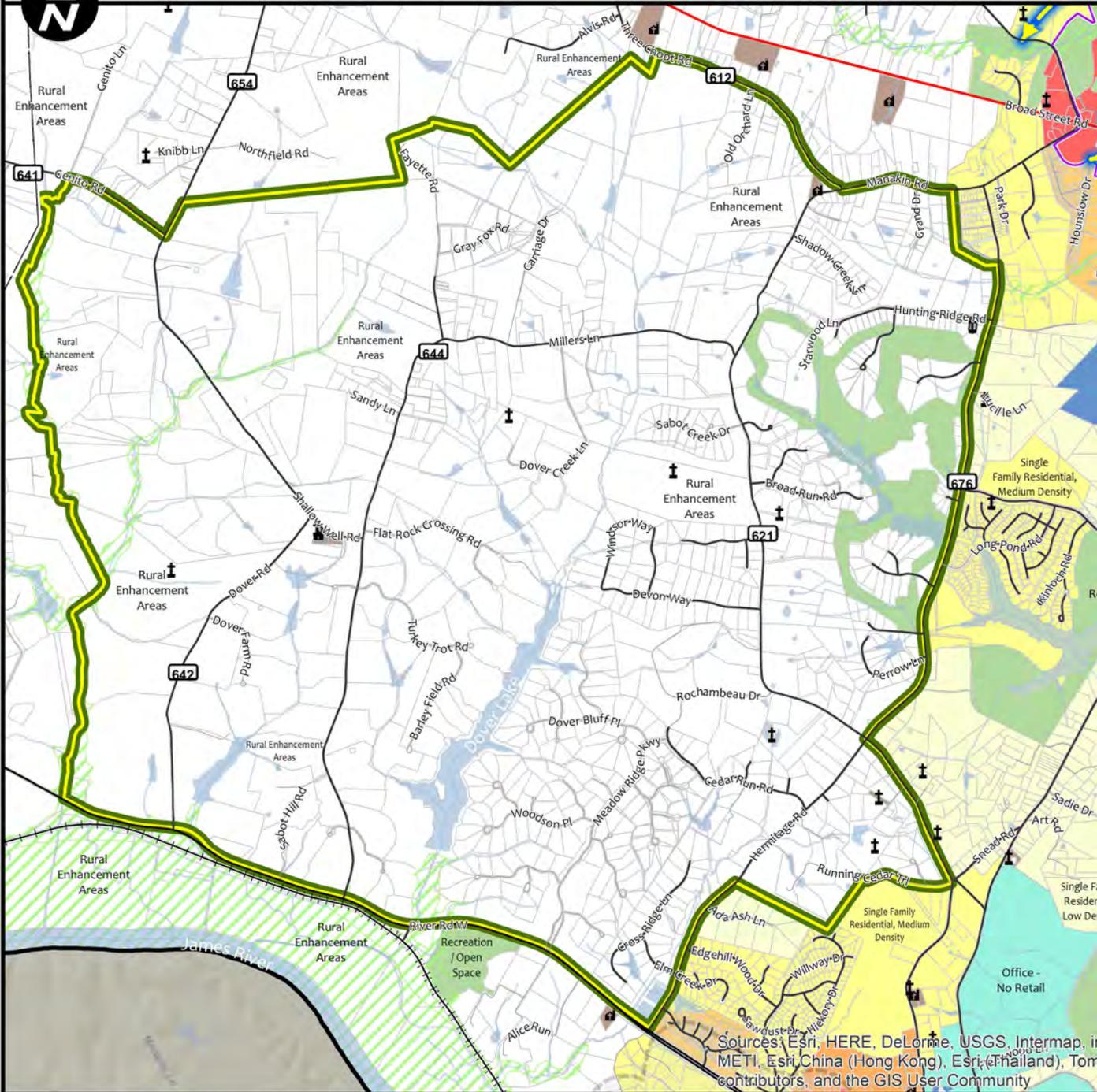
2035 Comp Plan Map - 4 - Land Use - Deep Run Hunt Country Community



Legend

2035 Land Use Parcels

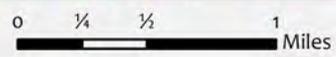
- Commercial
- Flexible
- Flexible - With Residential
- Industrial
- Office - No Retail
- Prime Economic Development
- Semi-Public
- County / State / Institutional
- Single Family Residential, Low Density
- Single Family Residential, Medium Density
- Suburban Residential
- Recreation / Open Space
- Rural Enhancement Areas
- Goochland County Parcel Boundary
- Community
- Bellview Gardens 50' Buffer
- Centerville Village Core
- Cemetery
- Church
- Fire / EMS Buildings
- Quarry - 1000' Boundary
- Future Transportation *
- I-64
- US Route
- State Route
- Secondary Route
- Secondary Roads
- Railroad
- Transmission Power Line
- Surface Water Bodies
- Streams
- 100yr Flood Plain



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Map created by Goochland County GIS Department
Date - 6/23/2015
Sources: USGS, FEMA

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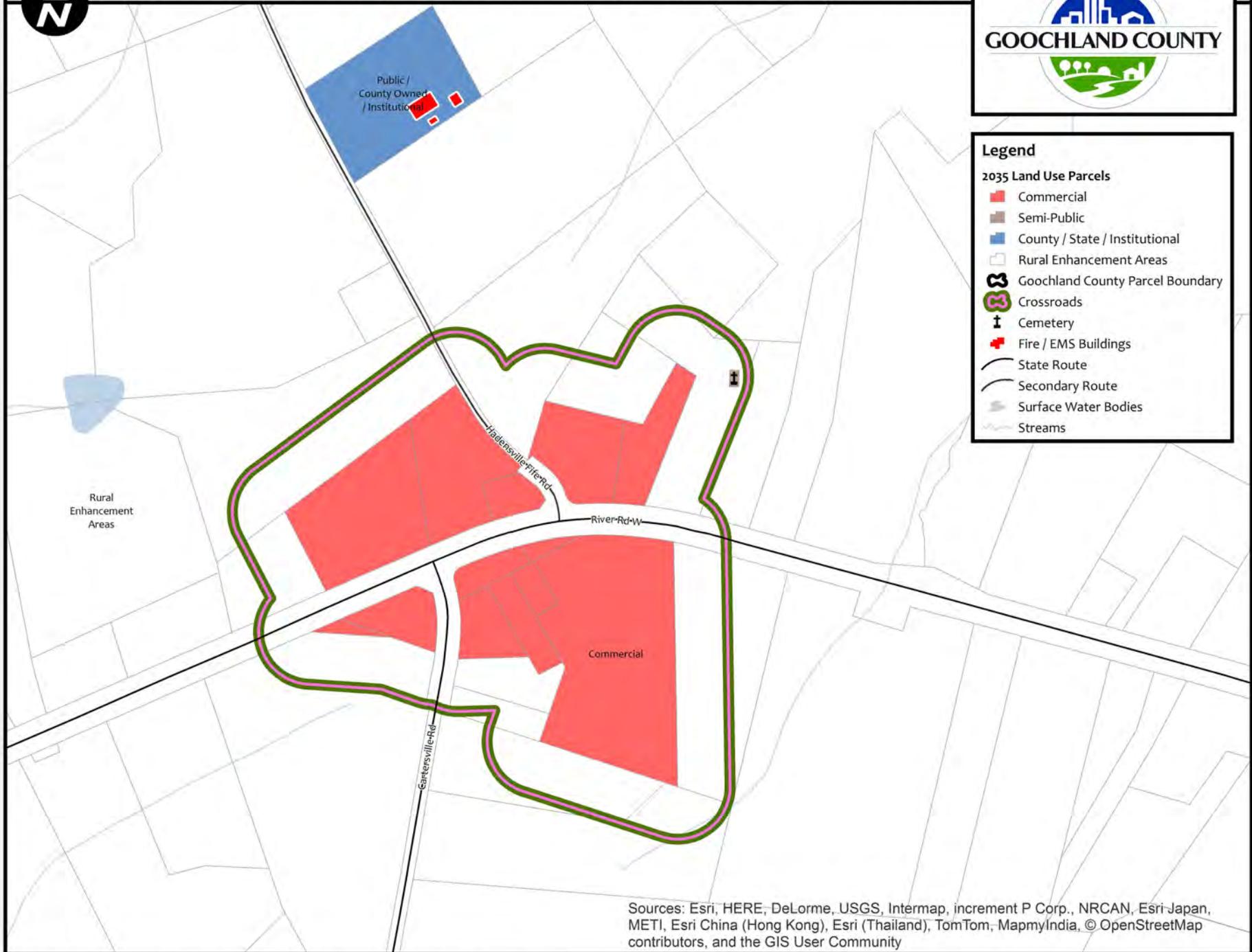
2035 Comp Plan Map - 5 - Land Use - Georges Tavern / Fife Crossroads



Legend

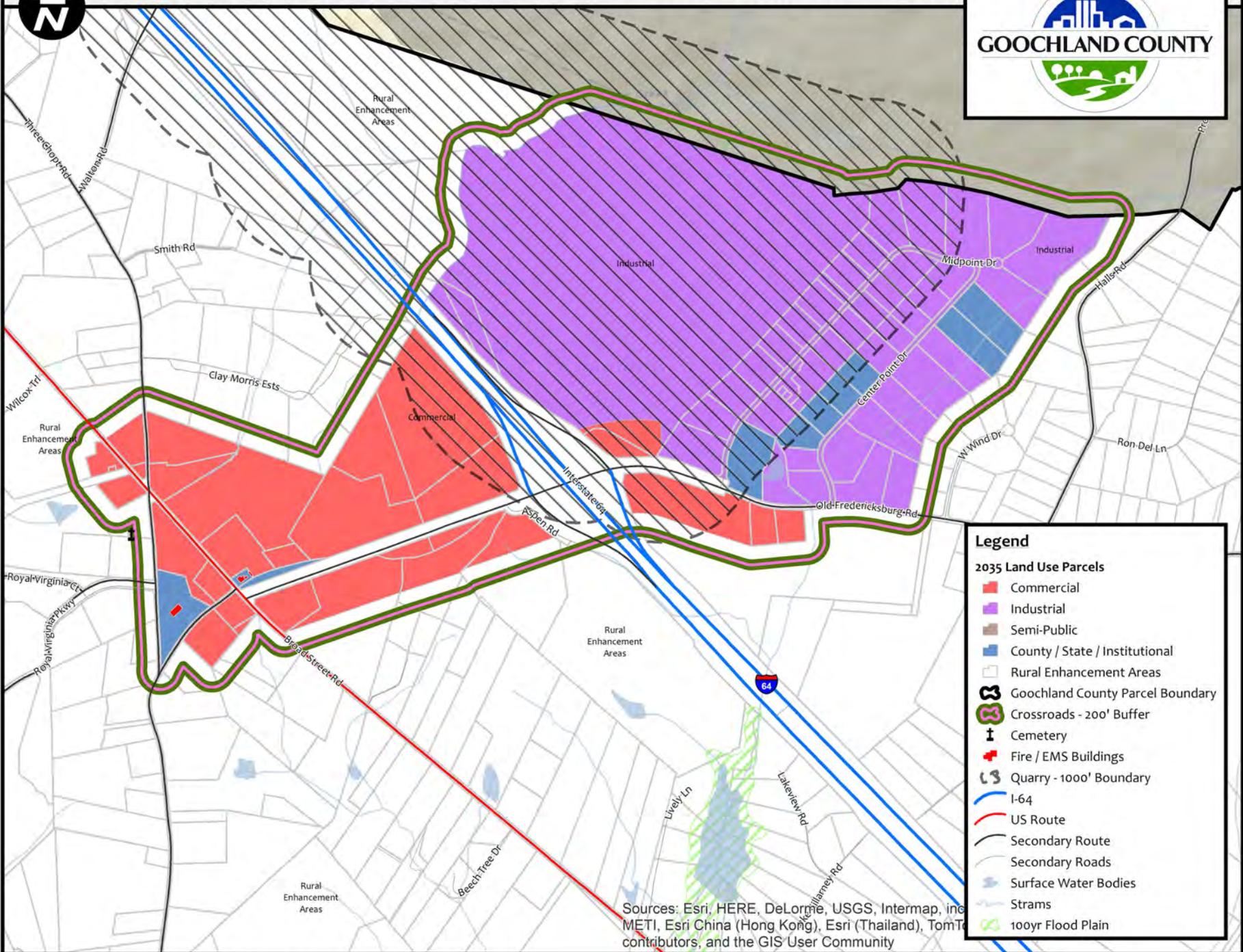
2035 Land Use Parcels

- Commercial
- Semi-Public
- County / State / Institutional
- Rural Enhancement Areas
- Goochland County Parcel Boundary
- Crossroads
- Cemetery
- Fire / EMS Buildings
- State Route
- Secondary Route
- Surface Water Bodies
- Streams



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2035 Comp Plan Map - 6 - Land Use - Hadensville Crossroads



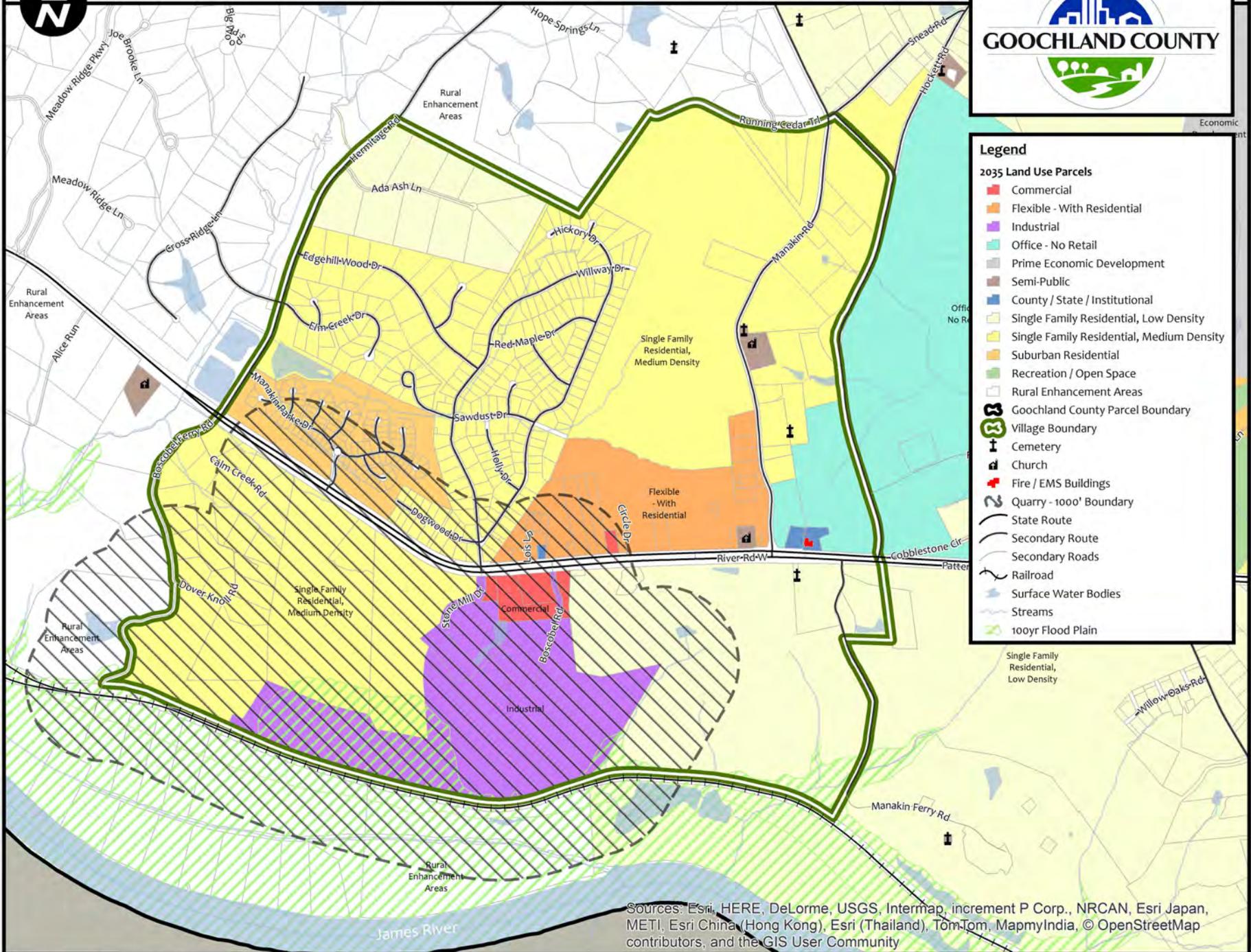
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2035 Land Use Parcels

- Commercial
- Industrial
- Semi-Public
- County / State / Institutional
- Rural Enhancement Areas
- Goochland County Parcel Boundary
- Crossroads - 200' Buffer
- ⊕ Cemetery
- + Fire / EMS Buildings
- Quarry - 1000' Boundary
- I-64
- US Route
- Secondary Route
- Secondary Roads
- Surface Water Bodies
- Strams
- 100yr Flood Plain

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2035 Comp Plan Map - 7 - Land Use - Manakin Village



Legend

2035 Land Use Parcels

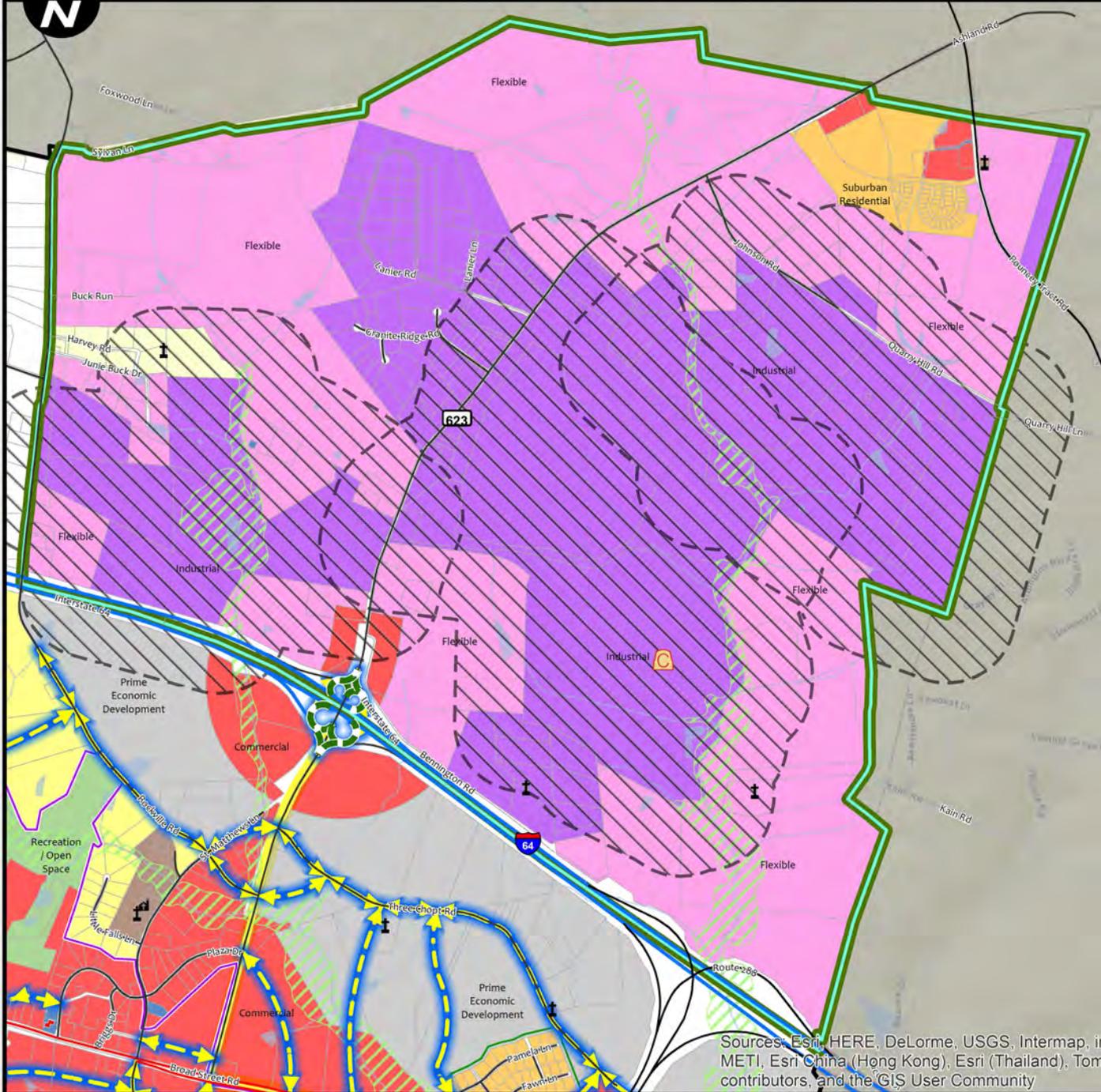
- Commercial
- Flexible - With Residential
- Industrial
- Office - No Retail
- Prime Economic Development
- Semi-Public
- County / State / Institutional
- Single Family Residential, Low Density
- Single Family Residential, Medium Density
- Suburban Residential
- Recreation / Open Space
- Rural Enhancement Areas

Boundary and Infrastructure Symbols

- Goochland County Parcel Boundary
- Village Boundary
- Cemetery
- Church
- Fire / EMS Buildings
- Quarry - 1000' Boundary
- State Route
- Secondary Route
- Secondary Roads
- Railroad
- Surface Water Bodies
- Streams
- 100yr Flood Plain

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2035 Comp Plan Map - 8 - Land Use - Northeast Quadrant



Legend

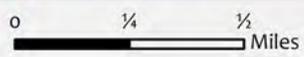
2035 Land Use Parcels

- Commercial
- Flexible
- Industrial
- Prime Economic Development
- Semi-Public
- County / State / Institutional
- Single Family Residential, Low Density
- Single Family Residential, Medium Density
- Suburban Residential
- Recreation / Open Space
- Rural Enhancement Areas
- Goochland County Parcel Boundary
- Quadrant
- ⚰ Cemetery
- ⛪ Church
- 🗑️ Landfill
- + Fire / EMS Buildings
- Bellview Gardens 50' Buffer
- Centerville Village Core
- Quarry - 1000' Boundary
- Future Transportation *
- Arterial Management Plan (AMP)
- I-64
- US Route
- State Route
- Secondary Route
- Secondary Roads
- Surface Water Bodies
- Streams
- 100yr Flood Plain

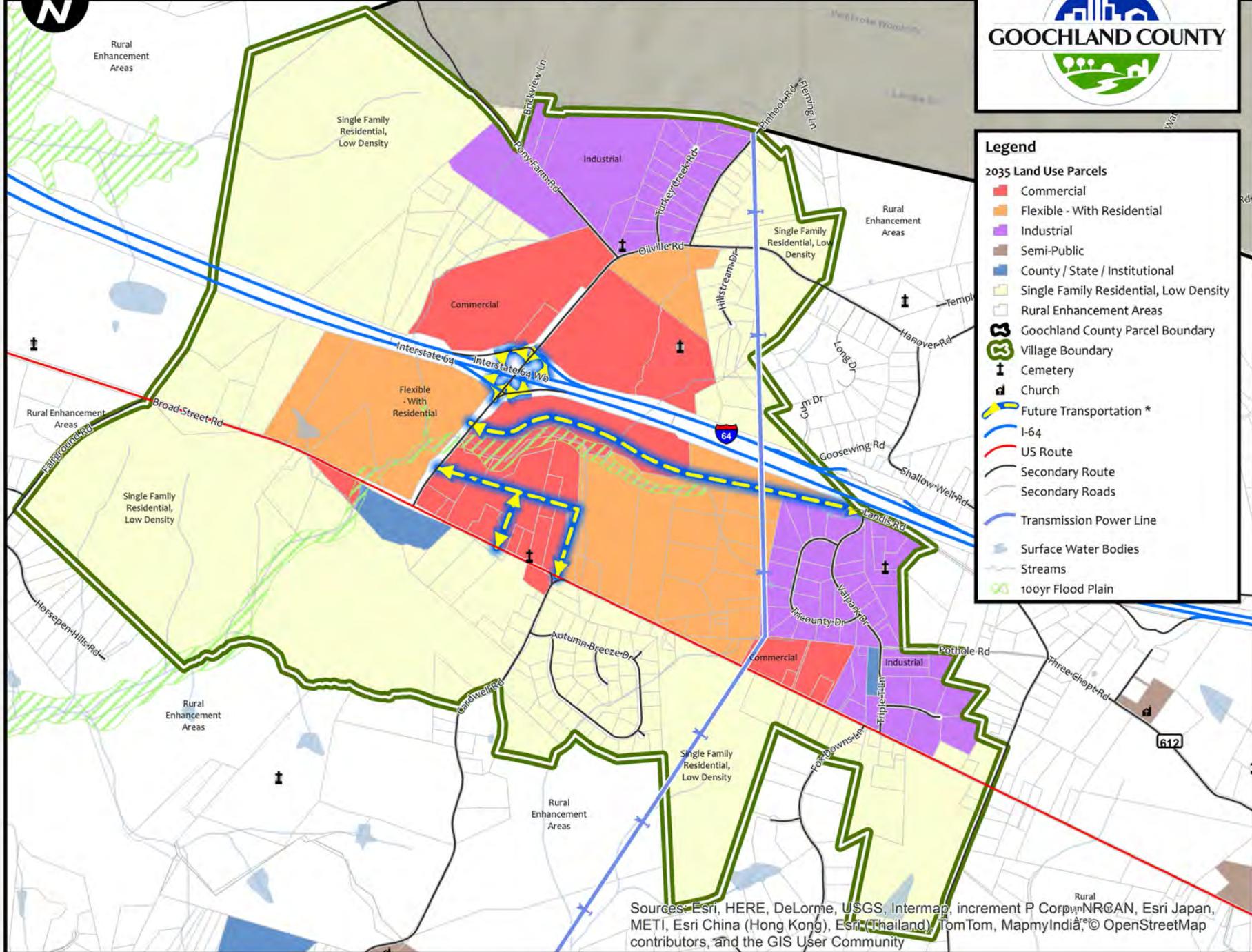
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Map created by Goochland County GIS Department
Date - 6/23/2015
Sources: USGS, FEMA

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2035 Comp Plan Map - 9 - Land Use - Oilville Village



Legend

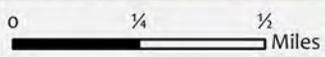
2035 Land Use Parcels

- Commercial
- Flexible - With Residential
- Industrial
- Semi-Public
- County / State / Institutional
- Single Family Residential, Low Density
- Rural Enhancement Areas
- Goochland County Parcel Boundary
- Village Boundary
- † Cemetery
- ⛪ Church
- Future Transportation *
- I-64
- US Route
- Secondary Route
- Secondary Roads
- Transmission Power Line
- Surface Water Bodies
- Streams
- ▨ 100yr Flood Plain

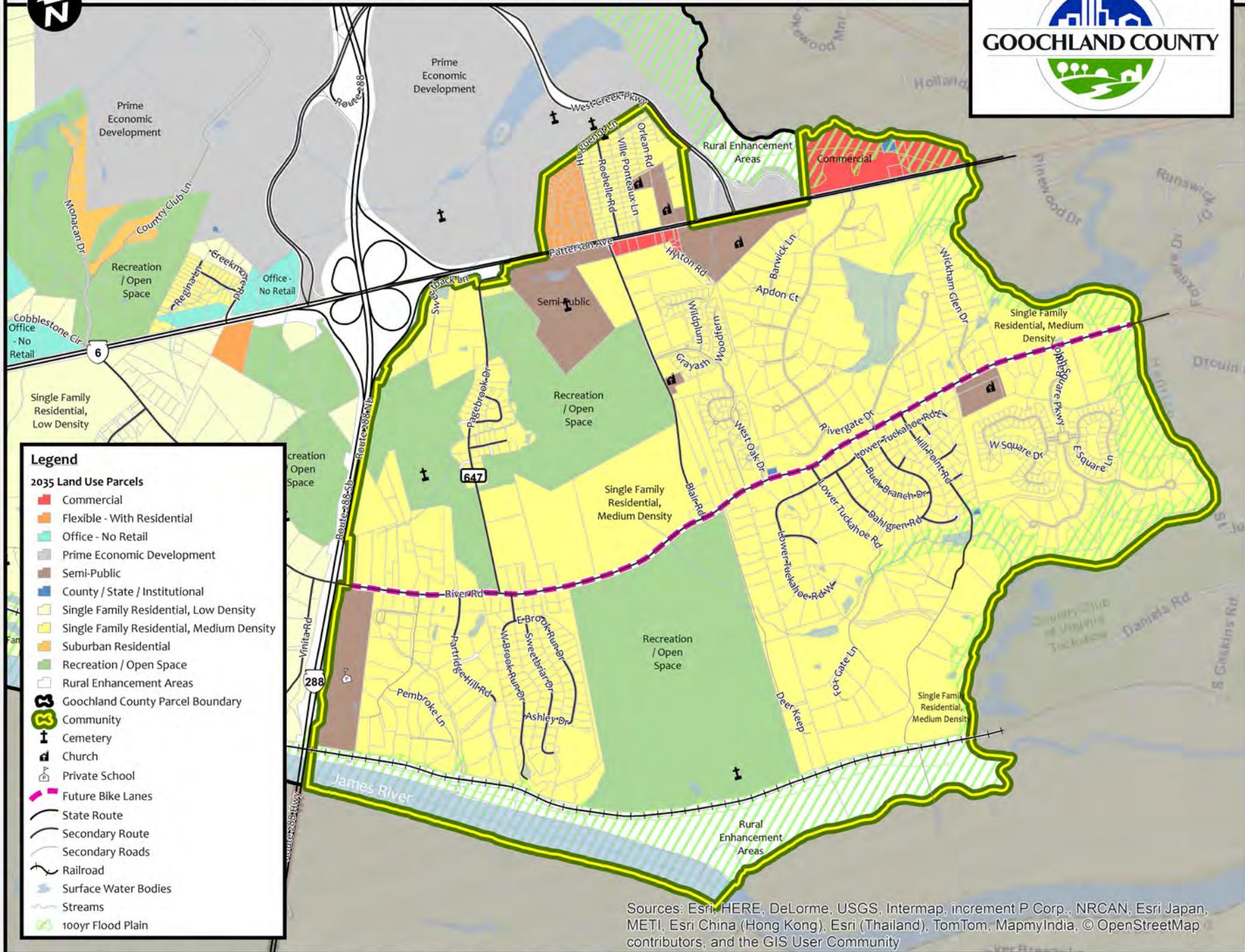
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Date - 6/23/2015
Sources: USGS, FEMA

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2035 Comp Plan Map - 10 - Land Use - River Road Community



Legend

2035 Land Use Parcels

- Commercial
- Flexible - With Residential
- Office - No Retail
- Prime Economic Development
- Semi-Public
- County / State / Institutional
- Single Family Residential, Low Density
- Single Family Residential, Medium Density
- Suburban Residential
- Recreation / Open Space
- Rural Enhancement Areas
- Goochland County Parcel Boundary
- Community
- Cemetery
- Church
- Private School
- Future Bike Lanes
- State Route
- Secondary Route
- Secondary Roads
- Railroad
- Surface Water Bodies
- Streams
- 100yr Flood Plain

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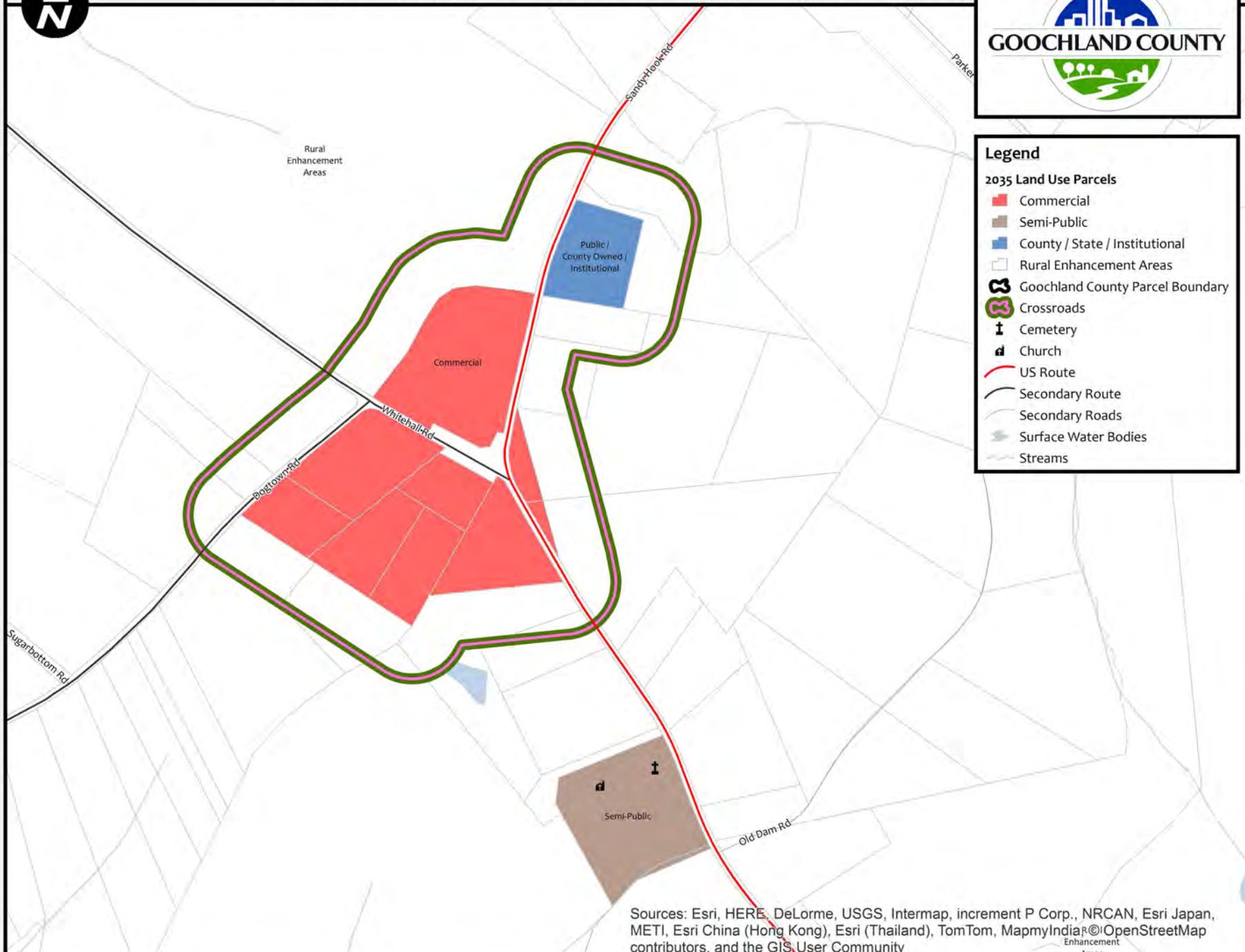
2035 Comp Plan Map - 11 - Land Use - Sandy Hook Crossroads



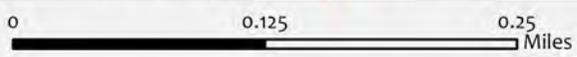
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2035 Land Use Parcels

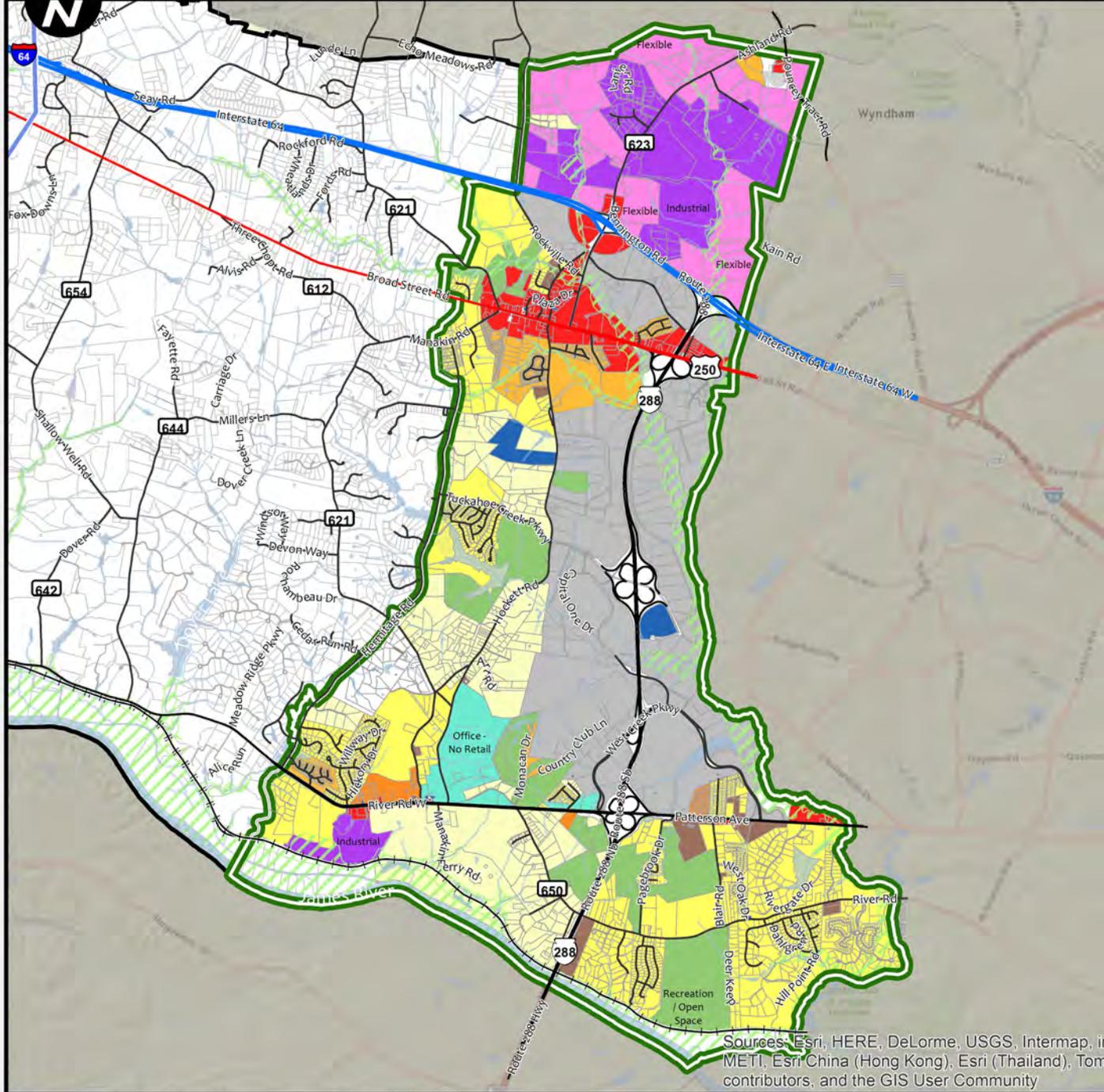
- Commercial
- Semi-Public
- County / State / Institutional
- Rural Enhancement Areas
- ⊗ Goochland County Parcel Boundary
- ⊗ Crossroads
- † Cemetery
- ⛪ Church
- US Route
- Secondary Route
- Secondary Roads
- Surface Water Bodies
- Streams



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2035 Comp Plan Map - 13 - Land Use - Designated Growth Area



Legend

2035 Designated Growth Area Land Use Parcels

- Commercial
- Flexible
- Flexible - With Residential
- Industrial
- Office - No Retail
- Prime Economic Development
- Semi-Public
- County / State / Institutional
- Single Family Residential, Low Density
- Single Family Residential, Medium Density
- Suburban Residential
- Recreation / Open Space
- Rural Enhancement Areas
- Goochland County Parcel Boundary
- Designated Growth Area Boundary
- + Fire / EMS Buildings
- I-64
- US Route
- State Route
- Secondary Route
- Secondary Roads
- Railroad
- Transmission Power Line
- Surface Water Bodies
- Streams
- 100yr Flood Plain

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