
Family Subdivision

What is a family subdivision?

A subdivision in which one (1) division of the parent tract is made available to any person who is a natural or legally defined offspring, spouse or parent of the owner. The family exception may not be used to circumvent the Subdivision Ordinance.

What is required before a family subdivision is approved?

- A note on the plat stating: "Under Article 5, Section 15 of the Goochland County Subdivision Ordinance, this division is in accordance with the family division exception".
- A deed must accompany the plat showing that this is a family conveyance.
- A fee of \$75.00 per lot for plat approval.

What is considered a family subdivision?

In order to be classified as a family subdivision all divisions from the parent tract shall be deeded to family members for the purpose of providing shelter to the family members. Only one lot may be divided per family member; a family member may only utilize the family division exception once.

What must be submitted for a family subdivision?

As cited for a minor subdivision.

Where do I apply?

Goochland County Planning Office
Anita F. Barnes, Plats Officer
Goochland County Administration Building
1800 Sandy Hook Road, Suite 280
Goochland, Virginia 23063

This pamphlet is intended as a lay summary for the convenience of the public. The procedure, fees and standards described in this pamphlet are governed by Virginia statutes and County Ordinances, which control.

For More Information contact:
Goochland County
Planning and Zoning
1800 Sandy Hook Road
P. O. Box 103
Goochland, VA 23063
Phone (804)556-5860

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MINOR & FAMILY SUBDIVISIONS



Land Development Brochure

October 1, 2025

Minor Subdivision

What is a subdivision?

A subdivision is any division of land into two or more parts.

What is a minor subdivision?

A minor subdivision is the division of a **parent tract** into less than five (5) lots and also family subdivisions which results in one (1) division per family member. Also, the first two (2) divisions of land into parcels which are twenty (20) acres or more and all parcels in excess of forty (40) acres will not count toward a major subdivision, but will be counted for road construction requirements as spelled out in Article 5, Section 6 of the Subdivision Ordinance.

What is a parent tract?

A separate lot, tract, or parcel of land conveyed by deed, devised by will, or passing pursuant to the laws of descent and distribution, the boundaries of which are shown by a plat or described by metes and bounds, and recorded in the clerk's office of Goochland County, Virginia on or before **April 19, 1979**; for purposes of this definition, the Goochland County tax map may be used to identify parent tracts.

Who reviews a minor subdivision?

Minor subdivisions consisting of up to four (4) lots shall be reviewed by the Plats Officer without further review by the Planning Commission for such subdivisions that have no more than two (2) access drives to an existing public or private road. If a subdivision has more than two (2) access

drives to an existing road, then it will be reviewed by the Planning Commission.

What must be submitted for a minor subdivision?

- A completed "Minor Subdivision," application which may be picked up at the Planning Office.
- Five copies of the plat of the proposed subdivision that complies with the requirements outlined in the Subdivision Ordinance.
- Soil reports prepared for individual lots by a professional soil consultant, and a plat showing the drainfield location.
- The subdivider shall submit to the County Engineer, erosion control plans for all roads and required improvements. These plans shall be approved and bonds or letters of credit submitted to Goochland County guaranteeing the implementation of erosion control measures.
- A note is required on the record plat for a minor subdivision providing for maintenance of the private road. Contact the Planning Office for the language needed for the plat.
- Contact the Planning Office to review the standards of the Access Management Ordinance. This Ordinance governs the location of entrances and intersections off state public roads.

What are the construction standards for a private road?

Minimum requirements for private roads that access more than two parcels.

1. A minimum four (4) inches of crushed gravel or stone depth.
 2. At least sixteen (16) feet of gravel road width.
 3. Positive drainage as shown on a road profile.
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What is the review process of a minor subdivision?

Once the Planning Office received all the information, they will forward the information to the following:

1. Health Department
2. Erosion & Sediment

Once reviewed by the above, they will send their comments back to the Planning Office. The Planning Office will then relay this information to the applicant.

What is the fee for a minor subdivision?

The cost is \$600.00 plus \$25.00 per lot.

How long does the subdivision review process take?

The process takes approximately three-four weeks without any delays. Health Department can take up to 45 days..

What happens after the plat is approved?

It is the responsibility of the property owners
to record the Plat at the Goochland County
Clerks Office.

