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## What is the rezoning process?

- 1) A pre-application questionnaire is completed and meeting(s) with the applicant and the Planning Office may be held before filing the pre-application.
- 2) Planning staff reviews pre-application and checklist and schedules a development review meeting.
- 3) Staff will set a meeting with the applicant to go over any questions or concerns from the development review meeting and review the items required on the checklist.
- 4) Community/Neighborhood meeting is held by the applicant and minutes of that meeting submitted to the Planning Office with the formal application.
- 5) Applicant submits application, required materials from checklist by the deadline date (**1<sup>st</sup> Wednesday of every month**), and required fees for the rezoning.
- 6) Once the Planning Office deems the application complete, the application will be placed on the Planning Commission agenda for recommendation to the Board of Supervisors.
- 7) The County sends letters announcing the request and time & location of the public hearing to adjacent property owners and the local newspaper.
- 8) The Planning Commission will hold a public hearing on the first Thursday of each month and make a recommendation to the Board of Supervisors.
- 9) The Board of Supervisors will hold another public hearing and will make the final decision on the application. The Board meets the first Tuesday of every month.

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## How long does the rezoning process take?

The entire process takes approximately 90-120 days without any delays.

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Applications are located on our website: [www.goochlandva.us](http://www.goochlandva.us)

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**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.**

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|--------------------------|--------------|
| Planning Department      | 804/556-5863 |
| Public Utilities         | 804/556-5835 |
| Building Official        | 804/556-5815 |
| Health Department        | 804/556-5843 |
| Civil & Land Development | 804/556-5849 |

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For More Information contact:  
Goochland County  
Planning and Zoning  
1800 Sandy Hook Road  
P. O. Box 103  
Goochland, VA 23063  
Phone (804)556-5863  
Fax (804)556-5654

Jamie Sherry, Director of Planning  
[jsherry@goochlandva.us](mailto:jsherry@goochlandva.us)

Ray Cash, Zoning Administrator  
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Maria Harwood, Planning Technician II  
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# Rezoning Process



## Land Development Brochure

October 1, 2025

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## Rezoning

### What is a rezoning?

A rezoning is a change in the zoning map designation for a property, which regulates allowable land uses. The rezoning process exists to allow people to apply to the Planning Department to change the zoning district designation of their property to another zoning classification.

Any property owner in Goochland County may request to rezone their property. If you are thinking of requesting a rezoning of your property, you should first make an appointment to discuss your request with the Planning and Engineering Departments. You will be advised of the process, the materials you will be required to submit, the fee involved, the basis upon which your request will be evaluated, and answer any questions you may have.

The applicant may voluntarily proffer, in writing, reasonable conditions prior to the public hearing. The rezoning itself should give rise to the conditions and the conditions should have a reasonable relation to the rezoning. All conditions should be in conformity with the Comprehensive Plan. Proffers are often used to address adverse impacts, improve the attractiveness of the application, and offset fiscal impacts.

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### Where do I apply?

Goochland County Planning Office  
Goochland County Administration Building  
1800 Sandy Hook Road  
Goochland, Virginia 23063

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## What must be submitted in order to apply for a Rezoning?

- A completed Pre-Application Meeting Questionnaire which is available in Planning Department or online.
- A completed Pre-Application checklist (with all required items)
- A completed "Reclassification of Property Under the Zoning Ordinance", which is available in the Planning Department or online.
- A completed proffer statement
- Filing Fees

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### What is the fee to apply for a Rezoning?

#### Rezoning:

Agricultural (A-1,A-2, A-3 & F-C) \$ 450.00

Residential (R-1, R-3, R-N  
R-P, R-R, R-O, RPUD,  
R-MHP) per application 1,500.00

\*Plus, per acre for each acre 50.00

Creation of one lot only 450.00

Commercial (B-1, B-2 & B-3), 1,500.00  
per application

\*Plus, per acre for each acre 50.00

Industrial (M-1 & M-2), 1,500.00  
Per application

\*Plus, per acre for each acre 50.00

Revising or amending proffers, 1,125.00  
Per application

A \$250.00 fee will be imposed on any applicant who requests a deferral of a public hearing for a rezoning case once the case has been advertised. An deferral application must be submitted with fee.

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## What must be provided in the application?

The application should provide information and data to:

- Demonstrate that the proposed use, when complimented with additional measures, will be in harmony with the purpose of the district in which it will be placed and will be consistent with the Comprehensive Plan.
- Demonstrate that there will be no adverse impact on the surrounding neighborhood in terms of public health, safety and general welfare, and show measures to be taken to achieve such goals.
- Show the nature and extent of existing and proposed uses to achieve such goals.
- Show that the proposal meets the specific and general standards required in the County Zoning and Subdivision Ordinance.

### What happens at the Planning Commission and Board of Supervisors Meetings?

- Staff introduce the application
  - The public hearing is opened
  - The applicant and/or a representative present the request to the Planning Commission/Board
  - Other persons present who are interested in the proposal will have an opportunity to speak
  - The public hearing is closed
  - The Commission/Board discusses the case  
The Commission makes a recommendation to the Board of Supervisors; the Board determines whether or not to grant the rezoning.
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