The background of the slide features three flags on tall poles against a light grey sky. From left to right, the flags are: the United States flag, the Virginia state flag (dark blue with a white seal), and the Goochland County Virginia flag (white with a black seal and the text 'GOOCHLAND COUNTY VIRGINIA' and '1727').

CHAPTER 1

INTRODUCTION AND DEMOGRAPHICS

THE COMPREHENSIVE PLAN

The **Code of Virginia** requires localities to adopt a comprehensive plan for the physical development of jurisdictions. A comprehensive plan provides a blueprint for the future by establishing a framework for growth and development. The plan will provide Goochland County guidance for the formation and implementation of various tools that guide growth and development decisions.

At least once every five years the comprehensive plan must be reviewed by the Planning Commission to determine whether it is advisable to amend the plan. The comprehensive plan must be general in nature, meaning it designates the general or approximate location, character, and extent of features shown on the Future Land Use Maps or other maps or described within the text.

GOOCHLAND COUNTY: A BRIEF INTRODUCTION

Goochland County is located in central Virginia on the western edge of the Richmond Metropolitan Area and approximately 25 miles southeast of Charlottesville. The County is approximately 289 square miles (184,960 acres) in area and the 2014 population estimate is 21,703. The County has an exurban/rural setting and is just west of the heavily

populated suburban Henrico County. Weldon Cooper has projected the 2040 population to be 27,505.

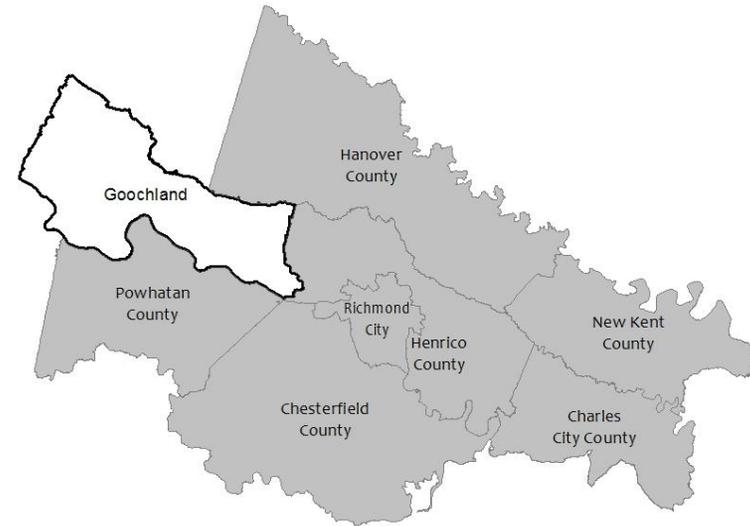
The James River flows along the County's southern border and separates the County from Powhatan, Cumberland, and Chesterfield Counties to the south. The Tuckahoe Creek generally defines the eastern boundary with Henrico County, and Goochland abuts Louisa and Hanover Counties to the north and Fluvanna County to the west.

Interstate 64 traverses the northern part of the County from east-to-west, and four interstate interchanges are located in the County. U.S. Route 250 passes through the County close to and parallel to the interstate, and State Route 6 runs east-to-west in the southern part of the County. State Route 288, which serves as one segment of the outer circumferential highway/expressway for the Richmond region, crosses the eastern part of the County. Also, U.S. Route 522 is a north-to-south roadway running through the center of the County.

The County is home to West Creek, a 3,500-acre, campus-style business park which serves as the principal economic driver for the County. Major employers in West Creek include Capital One, CarMax, the Virginia Farm Bureau, and Performance Food Group. Luck Stone Corporation operates facilities countywide including its corporate headquarters near West Creek.

EXISTING CONDITIONS/DEMOGRAPHICS

In producing the 2035 Comprehensive Plan, it is helpful to review the demographic profile of the County’s past and present. The 2035 Plan recognizes these trends will influence the County’s future and foretell, in part, the growth for which the County is anticipating and planning.



- Between 2000 and 2010, compared to adjoining communities, Goochland had one of the largest percentage increases in population
- Weldon Cooper projected 2010 population was very close to the actual 2010 population: projected 2010 population was 22,078 (actual population was 361 less)
- Between 2000 and 2010, the highest growth rates in the Region occurred in rural localities such as Goochland, Louisa, Fluvanna, and Powhatan
- Weldon Cooper’s 2014 estimated Goochland population is 21,703 – This number is less than the 2010 Census population which reflects the decrease in the Group Quarters population (removal of prisoners at the State Farm)

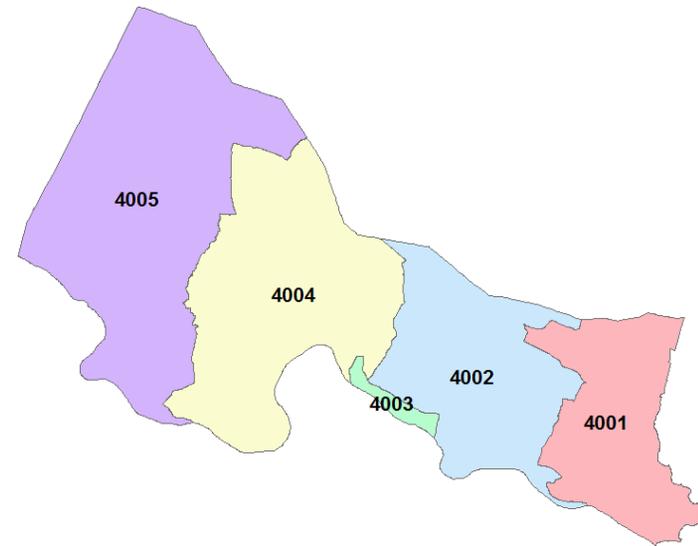
Population Growth in Goochland & Adjoining Counties 1980-2010

| County | 1980 | 1990 | Change 1980-90 | 2000 | Change 1990-2000 | 2010 | Change 2000-2010 | Total Change 1980-2010 |
|------------------|---------------|---------------|----------------|---------------|------------------|---------------|------------------|------------------------|
| Goochland | 11,761 | 14,163 | 20% | 16,863 | 19% | 21,717 | 29% | 86% |
| Chesterfield | 141,372 | 209,274 | 48% | 259,903 | 24% | 316,236 | 22% | 124% |
| Cumberland | 7,881 | 7,825 | -.01% | 9,017 | 15% | 10,052 | 11% | 28% |
| Hanover | 50,398 | 63,306 | 26% | 86,320 | 36% | 99,863 | 16% | 98% |
| Henrico | 180,735 | 217,881 | 21% | 262,300 | 20% | 306,935 | 17% | 70% |
| Fluvanna | 10,244 | 12,249 | 20% | 20,047 | 64% | 25,691 | 28% | 151% |
| Louisa | 17,825 | 20,325 | 14% | 25,627 | 26% | 33,153 | 29% | 86% |
| Powhatan | 13,062 | 15,328 | 17% | 22,377 | 46% | 28,046 | 25% | 114% |

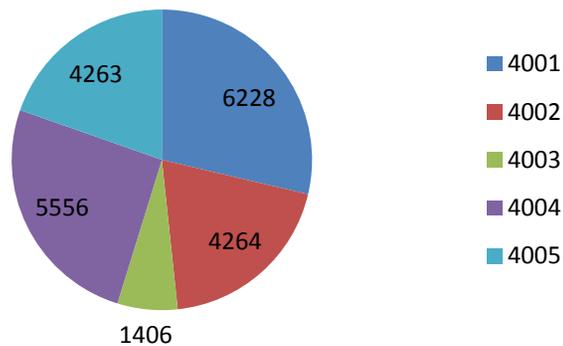
County Population by Census Tract

| Area | 1980 | 1990 | 2000 | 2010 |
|-------------------|-------------|-------------|-------------|-------------|
| Goochland | 11,761 | 14,163 | 16,863 | 21,717 |
| Census Tract 4001 | 3,236 (28%) | 3,971 (28%) | 4,363 (26%) | 6,228 (29%) |
| Census Tract 4002 | 2,442 (21%) | 2,997 (21%) | 3,578 (21%) | 4,264 (20%) |
| Census Tract 4003 | 668 (6%) | 1,029 (7%) | 1,274 (8%) | 1,406 (6%) |
| Census Tract 4004 | 2,998 (25%) | 3,316 (23%) | 4,205 (25%) | 5,556 (26%) |
| Census Tract 4005 | 2,417 (21%) | 2,850 (20%) | 3,443 (20%) | 4,263 (20%) |

Census Tract Map



2010 Population by Census Tract



Where is growth occurring in the County?

- Growth is occurring uniformly across the County and not just in targeted villages or Designated Growth Areas
- Growth in western portions of the county may be resulting in decreasing farm acreage

What does our population look like?

- Median age has increased five years between 2000-2010 to 45.2, which is significantly higher than adjoining localities, the state, and the US median age.
- The largest increases in population from 1990-2010 have occurred in the age cohorts 45 and above
- The County had a loss of population in the age cohorts 44 and below, particularly with 20-34 year olds
- Fewer children under the age of 5 are living in the county compared to the US.
- 23% of residents are over the age of 60
- Household and family income is significantly higher than US average and one of the highest in the region
- Low poverty rates
- Considerably lower labor force participation rates (41%) than adjoining localities and the State and US.
- Demographics reflect high number of retirees in the County.
- Travel time to work is higher than national average
- 13% of the County's population lives and works in the County
- High number of owner occupied units in the County, limited number of rental units

How Fast Will We Grow?

- 2014 Population Estimate: 21,703
- Reflects decrease in the group quarters population
- Weldon Cooper projects a 1.75% growth rate per year, County anticipates a higher growth rate
- Weldon Cooper projects the 2040 population to be 27,505
- Reflecting national trends, from 2006-2011, the County saw declining numbers for building permits for single family residential new construction.
- Building permits peaked in 2005; 2011 was the lowest year with 50 permits.
- From 2011 to 2013, building permits increased by 184%

Goochland County Demographic Fact Sheet

The following information contains several tables that provide information about population and employment in the County. Except where noted,

most of the tables and charts were developed from information obtained from the University of Virginia (Weldon Cooper Center) and the U.S. Census Bureau (Census).

Projected Population

| | Goochland | Change | Virginia | Change |
|------|-----------|--------|------------|--------|
| 2010 | 21,717 | 29% | 8,001,024 | 13% |
| 2020 | 24,088 | 11% | 8,811,512 | 10% |
| 2030 | 25,886 | 7% | 9,645,281 | 9% |
| 2040 | 27,505 | 6% | 10,530,229 | 9% |

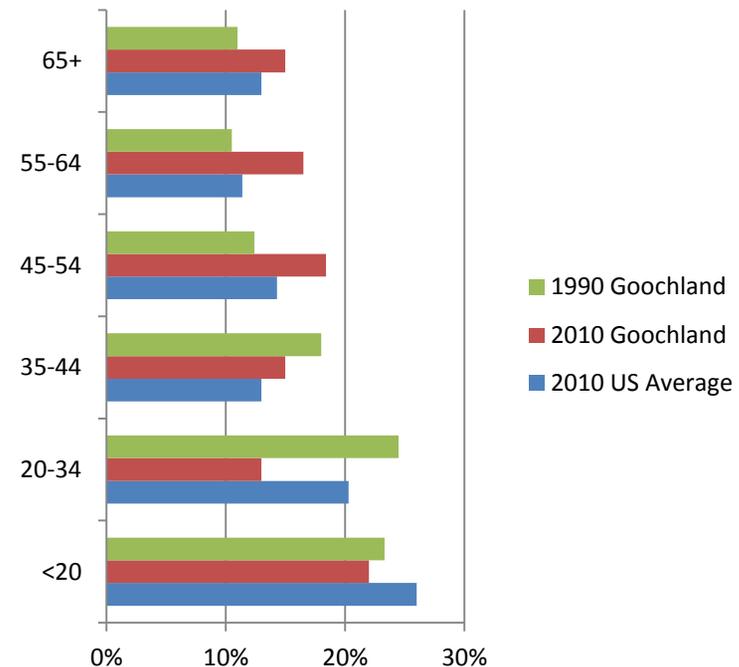
Gender

| | County Total | County | US |
|--------|--------------|--------|-------|
| Male | 10,764 | 49.6% | 49.1% |
| Female | 10,953 | 50.4% | 50.9% |

Age

| | County Total | County | US |
|--------------------|--------------|--------|-------|
| Median Age | 45.2 | 37.4 | 37.2 |
| Under 5 Years | 1,012 | 4.7% | 6.5% |
| 18 years and older | 17,317 | 79.7% | 76.0% |
| 65 years and older | 3,237 | 14.9% | 13.0% |

Shift in Age Cohort Population: 1990 vs. 2010



Median Age, Regional Comparison

| Region | Age |
|--------------|------|
| Goochland | 45.2 |
| Chesterfield | 37.6 |
| Hanover | 41.0 |
| Henrico | 37.5 |
| Powhatan | 41.6 |
| Fluvanna | 41.1 |
| U.S. Average | 37.2 |

Race/Ethnicity

| | County Total | County | US |
|---|--------------|--------|-------|
| White | 16,820 | 77.5% | 72.4% |
| Black or African American | 4,180 | 19.2% | 12.6% |
| American Indian & Alaska Native | 54 | 0.2% | 0.9% |
| Asian | 225 | 1.0% | 4.8% |
| Native Hawaiian/ Other Pacific Islander | 4 | 0% | 0.2% |
| Some Other Race | 170 | 0.8% | 6.2% |
| Hispanic or Latino | 455 | 2.1% | 16.3% |

Household/Housing Units

| | County Total | County | US |
|--|--------------|--------|------|
| Household Population (Non-Group Quarter) | 20,312 | 93% | 97% |
| Group Quarters Population | 1,405 | 6% | 2.6% |
| Average Household Size | 2.54 | --- | 2.58 |
| Housing Units | 8,618 | --- | -- |
| Occupied Housing Units | 7,998 | 93% | 89% |
| Vacant Housing Units | 620 | 7.2% | 11% |
| Owner-Occupied Housing Units | 7,023 | 87.8% | 65% |
| Renter-Occupied Housing Units | 975 | 12.2% | 34% |

Education, Employment, Income

| Location | 4-yr Degree or more | Labor Participation | Median HH Income |
|------------------|---------------------|---------------------|------------------|
| Goochland | 27.6% | 41% | \$75,580 |
| Chesterfield | 36.1% | 72.7% | \$71,661 |
| Hanover | 32.7% | 70.1% | \$76,926 |
| Henrico | 39.0% | 70.7% | \$57,807 |
| Powhatan | 21.0% | 46.6% | \$75,118 |
| Fluvanna | 25.8% | 63.6% | \$62,163 |
| US | 27.5% | 65.0% | \$51,425 |

Economic Characteristics

| | County Total | County | US |
|----------------------------------|--------------|--------|----------|
| Labor force (16 years and older) | 9,745 | 55% | 64% |
| Mean travel time to work (min) | 30.4 | --- | 24.1 |
| Median HH income | \$81,288 | --- | \$53,046 |
| Median Family Income | \$92,958 | --- | \$64,585 |
| Families below poverty level | 608 | 2.8% | 11% |
| Individuals below poverty level | 1,129 | 5.2% | 15% |

Employers by Size of Establishment

| # of Employees | # of Businesses |
|----------------|-----------------|
| 0-5 | 488 (66%) |
| 5-9 | 100 (13%) |
| 10-19 | 80 (11%) |
| 20-49 | 37 (5%) |
| 50-99 | 21 (3%) |
| 100+ | 15 (2%) |

Source: VEC