



## DEPARTMENT OF PLANNING & ZONING

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February 4, 2022

ICON Commercial  
Attn: Mitzi Mason Lee  
4833 Old Main Street  
Richmond, VA 23231

Re: Turning Point Assets-Goochland, LLC  
3016 Royal Virginia Parkway

Dear Ms. Lee:

Per your request, I have reviewed and answered each question.

1. There are 3 parcels comprising the actual golf course property (the “Golf Course Property”). Are the restrictions and rights the same for each of the parcels under the zoning? Yes, the property is zoned Agricultural, General (A-1) for Tax Map 5-24-0-B-0; Tax Map 5-24-0-C-0 and 5-24-0-B-1.
2. Can any of the Golf Course Property be rezoned? It could possible be rezoned by it cannot be divided without a second access point to a State Road.
3. Can any of the Golf Course Property be subdivided? No, not as a minor subdivision nor a family subdivision.
4. How many residential structures can be built on the Golf Course Property? You can build up to 4 dwelling units on 100 acres.
  - a. Are there design or square footage restrictions on residential structures? No
  - b. Would the apply to residential structures built on the Golf Course Property? No
  - c. Would residential structures built on the Golf Course Property be considered part of the current subdivision wherein the Golf Course Property sits and therefore be subject to the Homeowners Association? Don’t know if the golf course would be part of the HOA when it was developed. This property was not part of the rezoning of the subdivision. Where would one obtain information concerning the HOA rules / regulations and dues? You would need to get a copy of the covenants and restrictions from the Clerk’s Office in the Record Room.



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5. What other types of structures are allowed on the Golf Course Property? I have attached a copy of the A-1 Zoning District.
6. Are modular or mobile homes allowed to be placed on the Golf Course Property? That would be allowed in the A-1 Zoning District.
7. Are there any issues with access from a public way to any of the land comprising the Golf Course Property? No
8. Is the real estate tax rate the same for land comprising the Golf Course Property as the rate for the subdivision? You can contact the Assessor's Office for this information.
9. Are the roads in the subdivision maintained by the locality? The roads are built to state standards and are maintained by VDOT.
10. Would a retreat center be a permissible use, religious or otherwise? These would require a Conditional Use Permit in A-1 Zoning District.
11. How much land in each of the parcels would be required to remain in a natural state? If no change in existing land, no requirement.
12. Would it be permissible for an owner to establish and operate any of the following types of business on the Golf Course Property: Reference back to the A-1 Zoning District attached for these uses:
  - a. winery or vineyard
  - b. hops farm or brewery
  - c. cannabis or hemp farming / processing, etc.
  - d. livestock operations (cattle, sheep, hogs, etc.)
  - e. horse boarding and breeding
  - f. others not listed here?

Let me know if you have any further questions.

Sincerely,

Anita Barnes, CZA

Zoning Administrator

[abarnes@goochlandva.us](mailto:abarnes@goochlandva.us)

804-556-5863