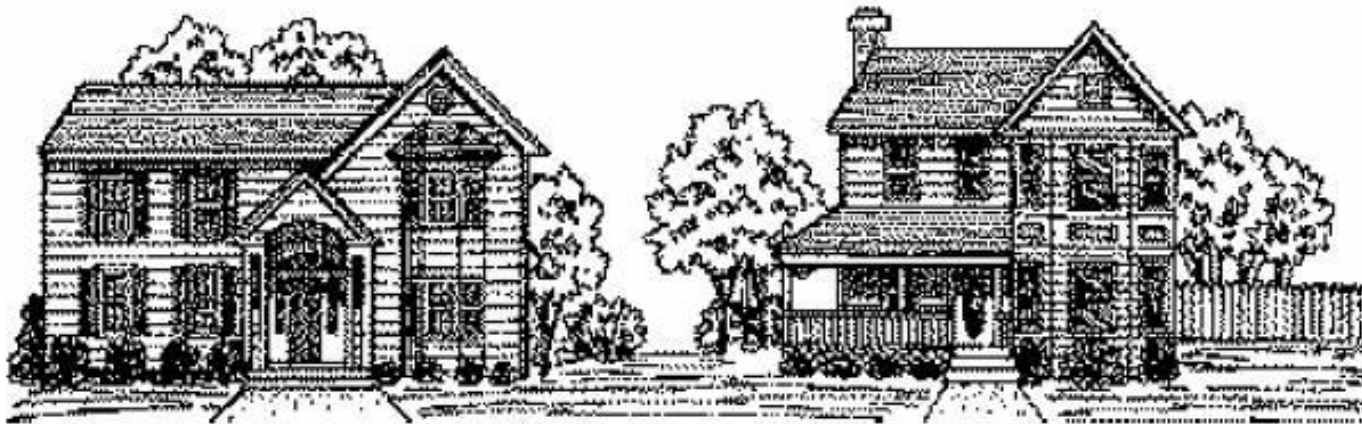




Henrico County
2017

Recorded Single-Family Subdivisions



County of Henrico Planning Department
August 2020

METHODOLOGY FOR THE 2017 RECORDED SINGLE-FAMILY SUBDIVISION REPORT

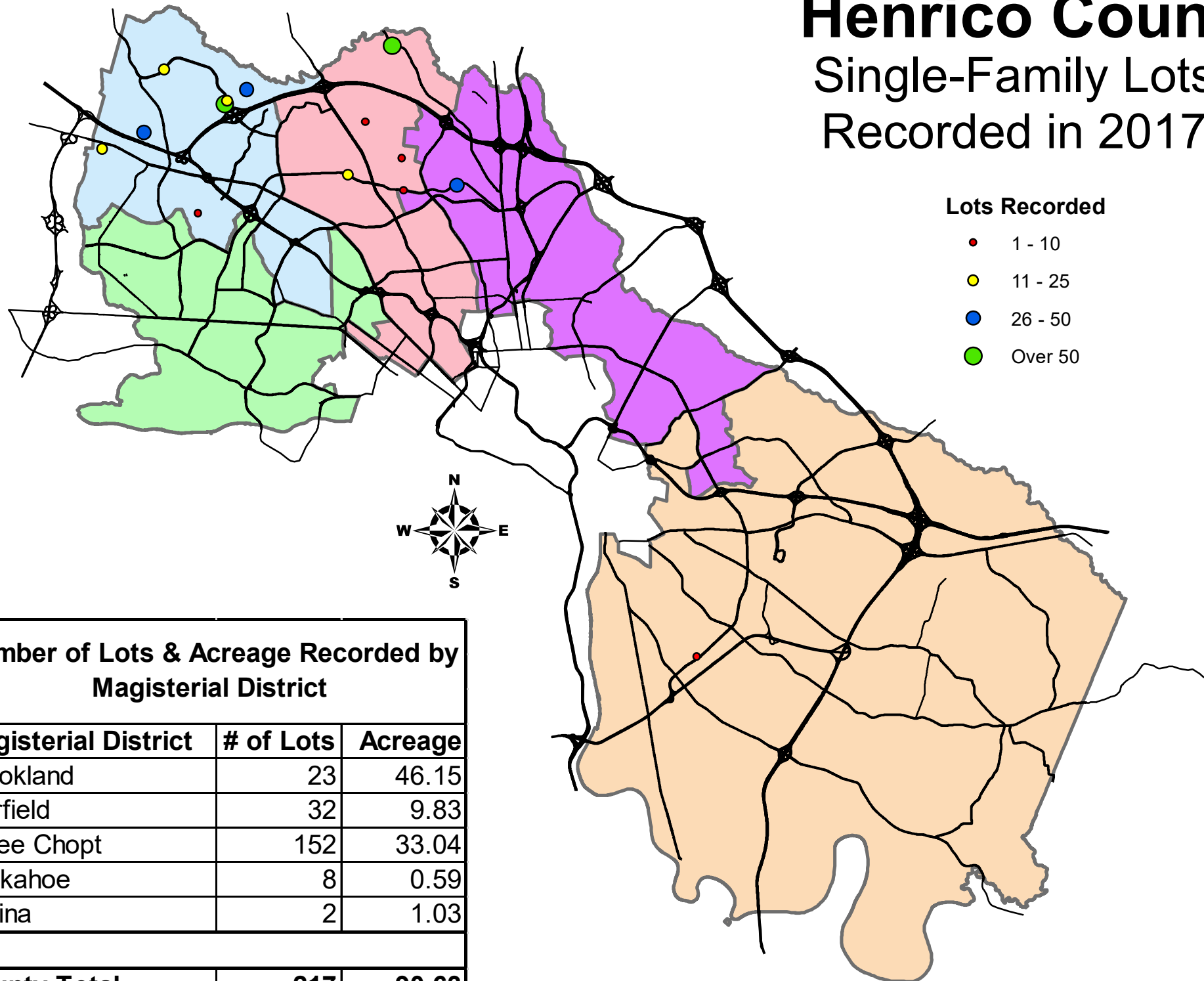
The *Recorded Single-Family Subdivision Report*, compiled annually by the Henrico County Planning Department, lists single-family subdivisions by Magisterial District. The units and acreage recorded in the report account for all lots and acreage approved for each section of the subdivisions as recorded with the record of deeds in the Circuit Court Clerk's Office. The report only accounts for new single-family lots, and does not include lot line adjustments, corrected plats, or resubdivisions that do not create additional lots.

The data used to create the reports is derived from Henrico County's Planning Department records of recorded subdivisions. This information is documented by the Henrico County Planning Department after the final plat is recorded in the Circuit Court Clerk's Office.

For more information contact the Planning Department at (804) 501-4602.

Henrico County

Single-Family Lots Recorded in 2017



Lots Recorded

- 1 - 10
- 11 - 25
- 26 - 50
- Over 50

Number of Lots & Acreage Recorded by Magisterial District

Magisterial District	# of Lots	Acreage
Brookland	23	46.15
Fairfield	32	9.83
Three Chopt	152	33.04
Tuckahoe	8	0.59
Varina	2	1.03
County Total	217	90.63

August 2020

Source: Henrico County Single-Family Recorded Subdivisions Directory



2017 Recorded Subdivisions

<i>Subdivision</i>	<i>Section</i>	<i>Lot(s)</i>	<i>Acreage in Lots</i>	<i>AVG Lot</i>	<i>Zoning</i>	<i>Case #</i>	<i>Parcel Number</i>	<i>Recorded</i>
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Brookland

Emerson Mill Greenwood	1	50	45.2940	0.90588	R-1AC C-1	REZ2015-00012, REZ2016-00041	768-778-6296	7 /7 /2017
Laurel Pines Hungary Rd & Laurel Pine Dr	B	3	0.8520	0.284	R-4	C-015C-86	771-759-2727	1 /26/2017

Summary for Brookland (2 Subdivisions)

Sum	53	46.146	0.871
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Fairfield

Oak Knoll Hungary Rd	1	32	9.8310	0.30722	R-3C	REZ2015-00013	777-760-6526	8 /14/2017
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Summary for Fairfield (1 detail record)

Sum	32	9.831	0.307
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<i>Subdivision</i>	<i>Section</i>	<i>Lot(s)</i>	<i>Acreage in Lots</i>	<i>AVG Lot</i>	<i>Zoning</i>	<i>Case #</i>	<i>Parcel Number</i>	<i>Recorded</i>
Three Chopt								
Alden Parke Nuckols Rd	1	59	17.0950	0.28975	R-3C	REZ2015-00022	746-769-7196	3 /27/2017
Church Road Glen Crown Grant Rd	2	4	1.0080	0.25200	R-5AC	REZ2016-00027	744-755-0386	4 /24/2017
Courtney Ridge Sadler Rd	B	2	3.6820	1.841	R-2		766-768-6057	5 /23/2017
Essex at Grey Oaks Grey Oaks Park Dr	1	12	4.9100	0.40917	R-2AC	C-1 C-15C-03, C-30C-05, REZ2016-00004	740-773-6853	3 /20/2017
Greengate Graham Meadows Dr	2	12	1.4580	0.1215	UMUC	REZ2014-00009	731-764-5533	3 /8 /2017
Hawksgate at Bacova S Laburnum Ave	1	24	8.6420	0.36008	R-3C	C-1 REZ2016-00020	813-718-3411	8 /22/2017
Holloway at Wyndham Forest Holman Ridge Rd	5	13	2.7520	0.21169	R-5AC	REZ2015-00014	748-772-2307	9 /28/2017
Holloway at Wyndham Forest Nuckols Rd	6	28	5.8160	0.20771	R-5AC	C-1 REZ2015-00014	749-771-6494	12/18/2017
Summary for Three Chopt (8 Subdivisions)								
Sum		154	45.363	0.295				

<i>Subdivision</i>	<i>Section</i>	<i>Lot(s)</i>	<i>Acreage in Lots</i>	<i>AVG Lot</i>	<i>Zoning</i>	<i>Case #</i>	<i>Parcel Number</i>	<i>Recorded</i>
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Tuckahoe

Twin Oaks Patterson Ave	1	8	0.5900	0.07375		C-63C-98	741-741-6996	6 /30/2017
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Summary for Tuckahoe (1 detail record)

Sum	8	0.590	0.074					
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Varina

Old Varina Library Library Rd	1	2	1.0250	0.5125	A-1		809-697-9643	7 /26/2017
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Summary for Varina (1 detail record)

Sum	2	1.025	0.512					
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Grand Total	249	102.955	0.413					
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Magisterial District by Year Report

<i>Year</i>	<i>Magisterial District</i>	<i>Lots</i>	<i>Lot Acreage</i>	<i>Average Lot</i>	<i>ROW Acreage</i>	<i>Open Space Acreage</i>
<i>2013</i>						
	Brookland (4 subdivisions)	65	24.8950	0.3830	1.0330	4.3880
	Fairfield (1 subdivisions)	28	10.9590	0.3914	1.8320	0.0000
	Three Chopt (11 subdivisions)	169	76.5130	0.4527	16.2550	22.2770
	Varina (2 subdivisions)	6	9.0360	1.5060	0.0000	0.0000
Summary for 2013 = 18 subdivisions		268	121.4030	0.4530	19.1200	26.6650
<i>2014</i>						
	Brookland (4 subdivisions)	76	66.3200	0.8726	9.0780	7.5180
	Fairfield (4 subdivisions)	72	22.1830	0.3081	3.3900	6.4000
	Three Chopt (9 subdivisions)	242	83.2810	0.3441	16.3020	25.6810
	Tuckahoe (1 subdivisions)	3	7.8680	2.6227	0.0000	
	Varina (1 subdivisions)	88	24.0900	0.2738	5.4000	2.1500
Summary for 2014 = 19 subdivisions		481	203.7420	0.4236	34.1700	41.7490
<i>2015</i>						
	Brookland (3 subdivisions)	37	16.7650	0.4531	1.6480	3.8890
	Fairfield (2 subdivisions)	77	31.0060	0.4027	5.9210	
	Three Chopt (10 subdivisions)	151	75.2820	0.4986	12.1020	17.3100
	Tuckahoe (1 subdivisions)	10	4.1590	0.4159	0.6670	
	Varina (2 subdivisions)	35	54.7290	1.5637	5.3820	
Summary for 2015 = 18 subdivisions		310	181.9410	0.5869	25.7200	21.1990

<i>Year</i>	<i>Magisterial District</i>	<i>Lots</i>	<i>Lot Acreage</i>	<i>Average Lot</i>	<i>ROW Acreage</i>	<i>Open Space Acreage</i>
<i>2016</i>						
	Brookland (5 subdivisions)	67	52.2780	0.7803	5.0430	1.3590
	Fairfield (3 subdivisions)	32	6.6416	0.2076	1.3918	6.6804
	Three Chopt (10 subdivisions)	240	59.3620	0.2473	15.8600	21.3180
	Varina (3 subdivisions)	7	78.7410	11.2487	2.2720	
Summary for 2016 = 21 subdivisions		346	197.0226	0.5694	24.5668	29.3574
<i>2017</i>						
	Brookland (2 subdivisions)	53	46.1460	0.8707	4.8230	5.1150
	Fairfield (1 subdivisions)	32	9.8310	0.3072	2.8770	
	Three Chopt (8 subdivisions)	154	45.3630	0.2946	10.9940	25.7820
	Tuckahoe (1 subdivisions)	8	0.5900	0.0737	0.0000	
	Varina (1 subdivisions)	2	1.0250	0.5125	0.0000	
Summary for 2017 = 13 subdivisions		249	102.9550	0.4135	18.6940	30.8970
<i>Grand Total (2013 - 2017)</i>		1,654	807.0636	0.4879	122.2708	149.8674

Henrico County - Recorded Lots by Magisterial District: 2013 - 2017

