



Citizen Review Committee Packet

Introduction:

In summer 2018, seven community meetings were conducted to engage the citizens in the review process of the Louisa County Comprehensive Plan. The currently adopted plan, most recently updated in its entirety in 2001, was reviewed to facilitate feedback on goals, objectives and related planning efforts currently in the plan. Community input (citizen ideas, recommendations, etc.) were recorded as part of this process. The information in this packet is a direct collection of all submitted comments and feedback collected.

Duties of the Citizen Review Committee:

The Citizen Review Committee (CRC) was formed to provide an additional review of the community input.

“I would like to see us commit to have a group of citizens, one from each district, to review the notes and comments from the community. Those citizen can review what has been said and work with staff to make sure the citizen input is included.”

**Fitzgerald Barnes – Board of Supervisors
Patrick Henry District**

The CRC focus should be on the inclusion of plan-applicable community concerns into the staff recommendations for drafting.

The raw community input (as collected at the community meetings) is contained in this packet, and is preceded by a consolidation of the data into categories. Where applicable, the consolidation also includes suggestions for consideration by the Planning Commission to address citizen input.

Please review the community input and consolidation to be included for consideration by the Planning Commission as part of the Comprehensive Plan update process. **A work session has been scheduled for Thursday November 15, 2018 at 6:00 in the Public Meeting Room at the County Office Building.**



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Community Data Consolidation

Planning staff has reviewed the direct input collected at the Comprehensive Plan Community Meetings and has prepared the following consolidation for the Planning Commission's consideration. Where applicable, suggestions to address specific input are included for consideration.

- **Landscaping and appearance ordinances at Zion Crossroads**
 - The community, largely from the Green Springs Community Meeting, requested that landscaping and construction appearance requirements be placed on new commercial and residential development.
 - Due to the specific location of the comments and the commenters this category was specific to the Zion Crossroads Growth Area.
 - The community desires that a requirement of this type to be identified in the Comprehensive Plan, specifically in the Zion Crossroads Growth Area, however will require an ordinance amendment following the adoption of the plan to create the requirement.

- **Improved Development Quality at Zion Crossroads**
 - The community, largely from the Green Springs Community Meeting, requested that measures be put in place to ensure a higher quality of commercial development. Specifics such as sit down restaurants, a high quality grocery store and other services not yet established in area.
 - Although the County cannot control what businesses locate in what area, the Comprehensive Plan can identify the type of development the community supports.
 - Additionally this type of information can be included in the Economic Development Plan element of the Comprehensive Plan.

- **Broadband Internet**
 - The community identified a need for plan to expand broadband internet infrastructure in the County. The comments collected were largely in support of a potential CVEC fiber project, however based on the underlying purposes of improved connectivity inclusion of this interest county wide is recommended.
 - Broadband internet is not currently identified in the currently adopted plan. Inclusion would likely be in County infrastructure goals and (in further detail) the supportive plan elements.



- **Managed Growth**

- This type of comment was heard throughout the community meetings. Well managed growth is accomplished by listening to the desires of the community regarding the locations and types of growth; and supplying a plan to manage the growth so that a balance can be established between residential, commercial, industrial development and rural areas in the County. Additionally the comprehensive plan will need to identify and plan for the public service needs that must grow in coordination with development.
- Managed growth is the purpose of the Comprehensive Plan and is largely supported by future land use plans, public facilities plans, economic development plans, infrastructure plans and the capital improvement plan.

- **Protect the Rural Nature**

- This comment category was heard throughout all of the community meetings and is included in the currently adopted Comprehensive Plan.
- An updated approach may be included in the updated version of the Comprehensive Plan that may do more to protect the areas outside of the established growth areas. Specifics such as narrowing the encouraged future land uses along the boundaries of growth areas, increased buffering between use types and planning the growth more closely with county needs and the community's desires should be evaluated.
- Encouraging increased establishment of Ag-Forestal Districts outside of the growth areas can be a good tool to protect the rural nature, as well as possible additional development requirement for land improvements outside of the established growth areas.

- **Adopted Goals Are Too General**

- There were many comments regarding the need for a more well-defined listing of goals and their objectives. According to the input, current goals are often insufficiently specific regarding their purpose or how they will be supported by the plan.
- An updated approach to the plan's goals is recommended. Goals established can have more specific objectives and the additional details for implementation can be placed directly in the supporting plan elements. For example, if broadband is included as part of the current public infrastructure goal, additional details can be provided as applicable in the infrastructure plan, public facilities plan and economic development plan.



- **Pool Enclosure**
 - Input identified a desire from several citizens for a year round option swimming in the County. Specifically, citizens expressed interest in enclosing the currently operated Louisa County Aquatic Facility located off Industrial Drive.
 - This type of information can be identified as part of the Capital Improvement Plan and under the Parks & Recreation section of the Public Facilities Master Plan.

- **Additional Emergency Services Staffing/Resources**
 - There were many comments regarding the need for increased staffing of the Fire/EMS services on a County-wide basis, as well as interest in a new station in the Lake Anna area.
 - These items can be addressed as part of the Comprehensive plan in the Growth Area Plans, Public Facilities Master Plan and the Capital Improvement Plan. These plan sections can identify the need, locations and a funding requirement and plan for ensuring services over the 20 year period of the updated plan.

- **Ensure and protect water supply and quality**
 - This comment category was heard at many of the community meetings and largely addressed the need to complete the James River Water Project to provide a long term solution for the increasing demand for water. Protection of current water supplies was also noted.
 - These items can be addressed in the overall Goals and Objectives as well as the Water and Sewer Master Plan, Public Facilities Master Plan and the Future Land Use Plans.

- **Growth Area Plans**
 - This comment was heard at multiple community meetings and seems to be based on a desire to ensure the growth areas are not expanding and to continue the practice of planning growth in specific areas to protect the rural areas of the county.
 - Consideration should include making sure the growth areas are more specific in nature to provide a better balance between what the community desires (managed growth) and what is supported by the current and planned infrastructure.



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- **Additional Parks and Recreation Facilities**

- These comments were heard at several of the meeting and were largely focused on the lack of Public Recreation Facilities near the Zion Crossroads area and the Lake Anna area.
- Identification of the lack of these types of services could be identified as part of the Parks and Recreation section of the Public Facilities Master Plan and the Capital Improvement Plan.

- **Education**

- Feedback was given at many of the Community Meetings regarding a need to ensure the public education system remains a priority of the County. There were many references to the importance of broadband infrastructure (to the home) in support of education.
- This is a goal of the currently adopted plan and should remain a priority with this update.
- Additional detail will be included in this update regarding the capital needs of LCPS for equipment supplies and space and will be located in the Public Facilities Master Plan and the Capital Improvement Plan.
- Finally the plan update should include and update and more specific objectives under the current goal “To Prepare Louisa County Children and Adults For the New Millennium Challenges”



Methods for Consolidation

Community Input collected at the 2018 Comprehensive Plan Community Meetings was entered into a database for compiling and sorting of information. After careful review of the responses the comments were categorized into 62 general areas of comment (see comment categories detail below). Duplicates were omitted. Some of the comments regarding specific county wide services were placed into two categories to reflect the overall need for improvement in the County and also reflected as referenced in a specific region.

Example: *“There is a need for additional Fire/EMS services in the county, I live in the Lake Anna area and would like to see a fire station placed near the Food Lion.”*

This comment was given points in both the “Additional Fire/EMS” and “Fire/EMS at Lake Anna” categories

Comments were counted for both positive and negative mentions. All comments are available in the Raw Data version of the Comments and the Raw Count version of the compiles categories. Positive and negative mentions are subtracted to provide a net comment in each of the 62 Categories.

The breakdown by voting district is available in the raw comment data however due to the statistically insignificant number of comments at the majority of community meetings the data is being evaluated as a whole with area specific comments being identified as one of the 62 categories.



Summary of Comment Categories

Pool Enclosure – Comments related to the potential or desired enclosure of the existing Louisa County Aquatic Facility.

Small Business – Any comment referring to support for local, small or existing businesses.

Broadband – All references to the improvement of broadband infrastructure (both hard wired and wireless). The majority of the comments came from the Green Springs area and were specifically voiced in support of a potential CVEC fiber optic project.

Growth Area Plans – All comments referencing the use of growth area plans, the majority of which reference the use of growth area plans to control growth or protect the rural areas.

Additional Fire/EMS – Any comment regarding additional support of Fire/EMS services. The majority related directly to staffing levels although other areas of concern were training of existing.

Education – Any comment in support of the educational system. The majority reference the importance of high quality education, an additional school in Zion Crossroads and in many instances this was specifically tied to the need for Broadband.

Update Ordinances – Any general comment relating to insufficient, vague or out of date ordinances. These comments were specifically about zoning codes and often cited the need for more detailed or appropriate uses under land use.

Controlled Growth – Any comment identifying the need for well planned growth at an appropriate speed. None of these comments were negative towards growth only that it should be done at the correct pace and be well planned. This is often tied to the need for a higher quality of development with landscaping and design standards.

Fire/EMS Lake Anna – Comments specifically regarding the need for a Fire or EMS station at the lake.

Affordable Housing – Any referring to placing affordable housing as a priority in the plan.

Protect Rural Nature – All references for a need to protect the rural/agricultural areas in the county.

Protect Environment – Any reference for a need to protect the environment, not necessarily the amount of rural/agriculture space but the need for environmentally thoughtful development in general.

Keep Existing Growth Area Plans – Any specific reference to leaving the existing approved growth areas plan unchanged.



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Improve Growth Area Plans – *Any comment regarding the need for better growth area plans, not that the space should change but the level of detail, or the land use & zoning districts categories are too broad.*

Urgent Care – *Any reference identifying a need of an urgent care facility in the county. The majority of these comments are specific to the Lake Anna area.*

Good Paying Jobs – *All comments identifying a need for additional jobs in the county.*

Better Goal Details – *Any comment relating to a need for a more detailed approach to county goals and objectives. The goals are good, just that more details need to be provided.*

Inclusion of all demographics for inclusion – *Comments referencing the need for the inclusion statement regarding specific demographics to also include all areas of the LGBT community.*

Fire/EMS protocol Update – *Comments referencing the need for more clearly defined Fire/EMS protocols, specifically relating to patient transportation preferences.*

CTE – *Any comments in support of CTE as an alternative to college preparation.*

Fire/EMS staffing/Training – *comments referencing a need for more training for Fire/EMS staff to improve competency levels.*

Improved Development Quality at Lake Anna – *Comments identifying a need for additional quality development at Lake Anna. Generally reference the need for a specific need such as sit down restaurants, higher quality retail, banks and other services not available.*

Improved Development Quality at Zion Crossroads - *Comments identifying a need for additional quality development at Lake Anna. Generally reference the need for a specific need such as sit down restaurants, higher quality retail, banks and other services not available.*

Improved Property maintenance Ordinances – *Comments expressing the need for improved property maintenance ordinances, or better enforcement of current ordinances. Specifically relating to junk cars and junk piles only being required to be screened from the ROW and not screened from all property boarders. Many cite the impact on adjacent residences and property values.*

Landscaping and appearance Ordinances at Zion Crossroads – *Comments identifying a need for future development to include design standards and landscaping requirements. The majority, if not all comments come from the Green Springs area and cite the desire for a higher quality standard for residential and commercial development.*

Additional Post office at Zion Crossroads – *Comments requesting the addition of a post office and a new zip code specifically for the Zion Crossroads area.*

Improved quality/appearance of transportation corridors – *Any comments regarding the need for new and existing roads to be more pleasant to the eye.*



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Faster Permitting – Comments relating to the need for decreased regulation or expedited service in support of economic development and existing small business.

Water Supply/Quality – Any comment regarding the need for completion of the James River Water Project, protection of the groundwater and planning the future growth around the available resource appropriately.

Mining – Any comment regarding mining in the county, in this case all were negative towards the potential expansion of existing mining operations or any new operations being developed.

Multi-family – Comment expressing a lack of interest in development of any multi-family residential project.

Land Use Taxation – Comments in support of using land use taxation as a method for preserving rural character.

Mental Health Awareness – Comments identifying a need for improved approach for the treatment of those with mental health conditions.

Additional Parks and Recreation Facilities General – Any reference citing a need for additional parks and recreational facilities.

Additional Parks and Recreation Facilities Lake Anna - Any reference citing a need for additional parks and recreational facilities specifically at Lake Anna.

Additional Parks and Recreation Facilities at Zion Crossroads - Any reference citing a need for additional parks and recreational facilities specifically at Zion Crossroads.

Better Cell Service – Any comment identifying a need for better a better cell phone network in the county.

Water Metering Separate for Irrigation – Specific comment regarding a need for separate metering for household vs. irrigation water service, so that irrigation use is not also charges sewer treatment costs.

Transportation upgrade with development – Any comment specifically identifying a need to consider the capacity and quality of the transportation network when planning future development.

Alternative Energy (Solar, Wind) – Comments identifying an interest in the addition or support of alternative energy solutions or infrastructure.

Green Methods – Specific comment regarding the desire for green building methods to be encouraged.

Goals Too General – Any comments regarding the overall general nature of the approved comprehensive plan goals.



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Green Areas/Open Space Preservation – *Comments expressing a desire for preservation of open and/or green spaces, not specifically the existing but as a requirement to include in future development projects.*

Maintain Budget – *Any reference to the importance of maintaining a balance budget or fiscal responsibility.*

Zoning Uses Should Be Specific to Zoning Classification – *Comments referencing the need for zoning classifications to be use specific. Classifications have too many use types allowable, Mixed Use is often cited as a problematic catch all for any type of development.*

Business Development – *Any comment that is pro-business development of any size.*

Boswells Tavern Growth Area – *Comments identifying a concern for potential development in the Boswells Tavern area in general.*

Skate Park – *Interest in a Skate Park.*

Bio-Solids – *Comments expressing concerns allowing Bio-Solid application.*

Regional Business Park – *Comments, all negative, relating to the potential Regional Business Park in the Shannon Hill area.*

Dark Sky Lighting – *Comments identifying an interest in the adoption of a Dark Sky Lighting requirement.*

Road Quality – *Comments expressing the importance of improving the quality of the current road infrastructure and quality of any future road development. Specifically citing the need for wider roads and no gravel.*

Ag Forestal Districts – *Any comment in support of using Ag Forestal Districts as a promoted method for preserving rural character.*

Ag Forestal District Signs – *Specific comment requesting installation of road signs identifying the Ag Forestal Districts.*

Cuckoo Growth Area – *Specific comment against any potential future development in the Cuckoo area.*

Drug Problems – *Specific comment regarding the need for additional resources focused on increasing drug activity, specifically opioids.*

Funding for Support Agencies – *Comments expressing support for additional funding to improve services provided by outside agencies, library specific.*

Movie Theater – *Specific comment expressing interest in a movie theater.*

Historical Resources – *Comments regarding the need to update the historical resources survey and protect historical resources.*



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Assisted Living – Comment identifying the growing need for assisted living facilities within the county.

Protect Historic Green Springs – Comments regarding the need to protect the historic green springs area from potential development encroaching.

Buffer Protected Areas – Comment identifying the need for additional buffering around protected areas or in any area to shield views of undesirable growth.



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County Wide Category Consolidation

Comment Category	Total Comments	Positive Comment	Negative Comment	Net
Landscaping and appearance Ordinances at Zion Crossroads	78	78	0	78
Improved Development Quality at Zion Crossroads	60	60	0	60
Broadband	32	32	0	32
Pool Enclosure	13	11	2	9
Controlled Growth	12	12	0	12
Goals Too General	11	11	0	11
Protect Rural Nature	11	11	0	11
Additional Fire/EMS	9	9	0	9
Water Supply/Quality	9	9	0	9
Keep Existing Growth Area Plans	8	8	0	8
Additional Parks and Recreation Facilities General	7	7	0	7
Fire/EMS Lake Anna	7	7	0	7
Affordable Housing	6	4	2	2
Education	6	6	0	6
Growth Area Plans	6	6	0	6
Regional Business Park	6	0	6	-6
Better Cell Service	5	5	0	5
Green Areas/Open Space Preservation	5	5	0	5
Small Buisness	5	5	0	5
Urgent Care	5	5	0	5
Zoning Uses Should Be Specific to Zoning Classification	5	5	0	5
Buisness Development	4	4	0	4
Additional Parks and Recreation Facilities at Zion Crossroads	3	3	0	3
Better Goal Details	3	3	0	3
Improve Growth Area Plans	3	3	0	3
Update Ordinances	3	3	0	3
Ag Forestal Districts	2	2	0	2
Boswells Tavern Growth Area	2	0	2	-2
Dark Sky Lighting	2	2	0	2
Good Paying Jobs	2	2	0	2
Improved Property maintenance Ordinances	2	2	0	2
Improved quality/appearance of transportation cooridors	2	2	0	2
Inclusion of all demographics for inclusion	2	2	0	2
Land Use Taxation	2	2	0	2
Maintain Budget	2	2	0	2
Mining	2	0	2	-2
Protect Environment	2	2	0	2
Road Quality	2	2	0	2
Skate Park	2	2	0	2
Transportation upgrade with development	2	2	0	2



County Wide Category Consolidation (cont.)

Comment Category	Total Comments	Positive Comment	Negative Comment	Net
Additional Post office at Zion Crossroads	1	1	0	1
Ag Forestal District Signs	1	1	0	1
Alternative Energy (Solar, Wind)	1	1	0	1
Assisted Living	1	1	0	1
Bio-Solids	1	0	1	-1
Buffer Protected Areas	1	1	0	1
Cuckoo Growth Area	1	0	1	-1
CTE	1	1	0	1
Drug Problems	1	0	1	-1
Faster Permitting	1	1	0	1
Fire/EMS protocol Update	1	1	0	1
Fire/EMS staffing/Training	1	1	0	1
Funding for Support Agencies	1	1	0	1
Green Methods	1	1	0	1
Historical Resources	1	1	0	1
Improved Development Quality at Lake Anna	1	1	0	1
Mental Health Awareness	1	1	0	1
Movie Theater	1	1	0	1
Multifamily	1	0	1	-1
Protect Historic Green Springs	1	1	0	1
Water Metering Separate for Irrigation	1	1	0	1