



### Lake Anna Current Future Land Use

Description	Quantity	Unit
Agricultural and Forestal Districts		
Community Service	296	ac
Industrial	2,970	ac
Low Density Residential		
Mixed Use I	1,272	ac
Regional Service	266	ac

# Lake Anna Concept Growth Area

## LAKE ANNA

Located in the northeast corner of Louisa County, the Lake Anna Growth Area contains a significant gateway into Louisa County. This growth area includes Low Density Residential, Mixed Use, and Industrial uses. The Low Density Residential area shown is largely unchanged, except for a slight increase along Route 208, where a reduction of Mixed Use is also taking place. The location of the Industrial use area remains unchanged. Overall, this area will continue growing with high quality residential development and supportive commercial uses. Quality transportation infrastructure will continue supporting Low Density Residential use and commercial development in desirable areas.

It is possible Louisa County will extend public utilities to this area in future years to support this concept future land use plan.

## **BASIS FOR THE CONCEPT GROWTH AREA UPDATE**

### WHAT WE HEARD FROM THE COMMUNITY

- Controlling or managing growth is a priority
- Ensure sufficient water supply and protect its quality
- Continue using Growth Areas Plan to manage growth
- Preserve and protect the rural areas of the County
- Ensure County roads can support future development

### INFRASTRUCTURE THAT MAY LIMIT OR SUPPORT GROWTH

- Transportation infrastructure improvements may become necessary as new development occurs
- The County does not currently provide public water and sewer to this area.

### ADDITIONAL FACTORS

- The County population will increase by 1-2 percent annually. A lack of County provided utility infrastructure means there will only be moderate population increases.
- The concept Growth Area map as drawn will ensure the accommodation of some future population growth and development in this area.

### Lake Anna Concept Future Land Use

Description	Quantity	Unit
 Agricultural and Forestal Districts		
 Industrial	2,970	ac
 Low Density Residential		
 Mixed Use	1,033	ac
 Rural Preservation Area		

