





Louisa Current Future Land Use

Description	Quantity	Unit
 Agricultural/Forestral District		
 Community Service	374	ac
 Industrial	1,261	ac
 Low Density Residential	5,305	ac
 Town of Louisa		
 Village Residential	1,173	ac

Town of Louisa Concept Growth Area

TOWN OF LOUISA

Centrally located in Louisa County, the Town is the county seat. Development within the Town must follow its adopted comprehensive plan and zoning ordinance. Within the Town of Louisa and this surrounding growth area there are public water and sewer services, moderate transportation capabilities, and there exists a host of available public and private services, including natural gas availability and high-speed internet. Infill development is encouraged due to limited utilities and the lack of transportation thoroughways. Intensive commercial uses or high density residential projects are discouraged outside the Town's boundaries due to the high cost of expanding public water and sewer services and providing adequate transportation thoroughways. Interstate 64 is several miles away from the Town making market access difficult.

BASIS FOR THE CONCEPT GROWTH AREA UPDATE

WHAT WE HEARD FROM THE COMMUNITY

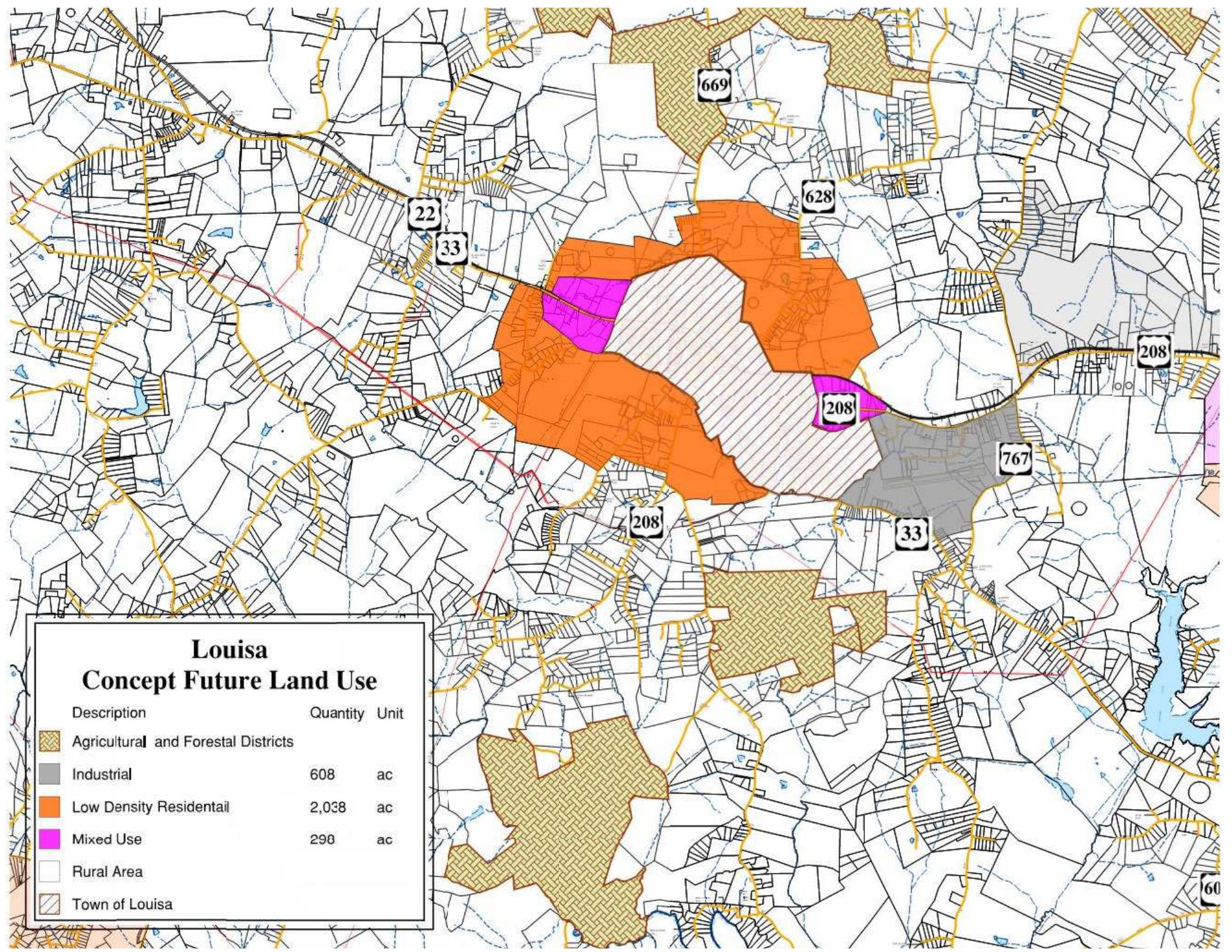
- Controlling or managing growth through planning is a priority
- Ensure an adequate and quality water supply
- Continue using Growth Areas to manage growth
- Preserve or protect county rural areas from new development

INFRASTRUCTURE THAT MAY LIMIT GROWTH







- The County will improve Town's public water and sewer system service, however, transportation infrastructure will not support a large area of new high density residential uses/or new intensive commercial development.

ADDITIONAL FACTORS

- County population may increase 1-2 percent annually. Given the limited capability for infrastructure expansion, the growth area shown on the concept Growth Area map shrinks considerably both in size and intensity of future development
- The concept Growth Area map shows the Town accommodating a modest future population for this area supported by adequate infrastructure, and public and private services.



Louisa Concept Future Land Use

Description	Quantity	Unit
 Agricultural and Forestal Districts		
 Industrial	608	ac
 Low Density Residential	2,038	ac
 Mixed Use	298	ac
 Rural Area		
 Town of Louisa		