

## Ferncliff Current Future Land Use

Description	Quantity	Unit
 Agricultural/Forestral District		
 Community Service	599	ac
 Low Density Residential	1,703	ac
 Mixed Use	2,973	ac
 The Green Springs National Historical Landmark District		

# Ferncliff Concept Growth Area

## **FERNCLIFF**

Located in the southwest area of Louisa County, the Ferncliff Growth Area contains an important gateway entrance into Louisa County. This growth area includes Low Density Residential, Mixed Use, and Industrial areas supporting existing development trends and its infrastructure needs. The Low Density Residential areas will increase east of Court House Road while Mixed Use will be more compact on both sides of the I-64 interchange. The Industrial area designation significantly expands southwesterly, towards Zion Crossroads to build upon current industrial uses. Quality transportation and water/sewer infrastructure will support these land use shifts. Interstate 64 is conveniently nearby making market access easy.

It is highly likely that Louisa County will continue to extend public utilities in this area due to the high expectations for future industrial development.

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

### **WHAT WE HEARD FROM THE COMMUNITY**

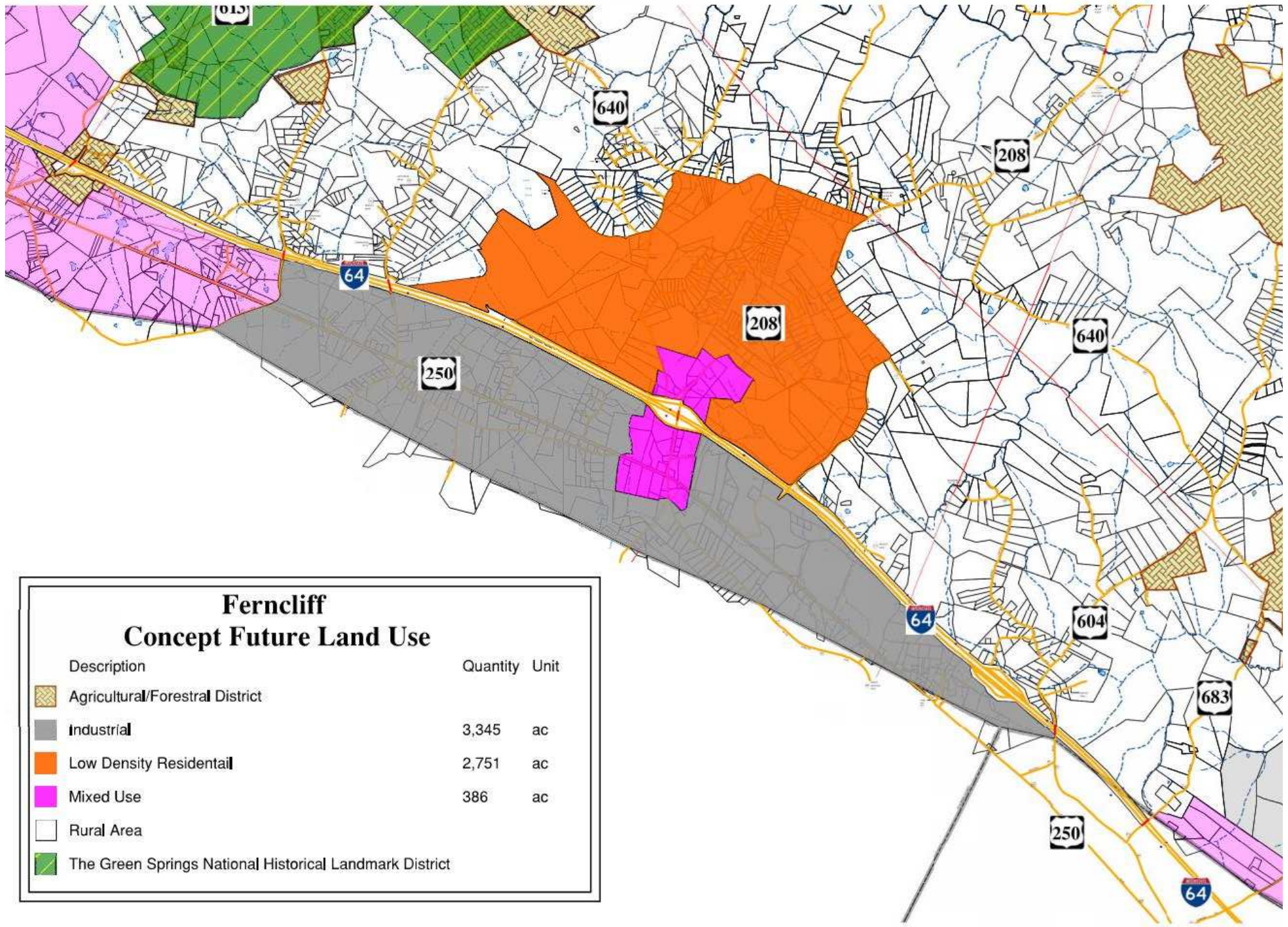
- Controlling or managing growth is a priority
- Ensure sufficient water supply and protect its quality
- Continue using Growth Areas Plan to manage growth
- Preserve and protect the rural areas of the County
- Ensure County roads can support future development

### **INFRASTRUCTURE THAT MAY LIMIT OR SUPPORT GROWTH**

- Transportation infrastructure improvements may become necessary as new development occurs
- County public water and sewer system will support this growth area upon completion of the James River Water Project.

### **ADDITIONAL FACTORS**

- The County population will increase by 1-2 percent annually. The in-place and expected infrastructure improvements will support increases in industrial uses.
- The concept Growth Area map as drawn will ensure the accommodation of some future population growth while substantially increasing industrial development in this area through the provision of adequate infrastructure, and sufficient public and private services.



## Ferncliff Concept Future Land Use

Description	Quantity	Unit
Agricultural/Forestral District		
Industrial	3,345	ac
Low Density Residential	2,751	ac
Mixed Use	386	ac
Rural Area		
The Green Springs National Historical Landmark District		