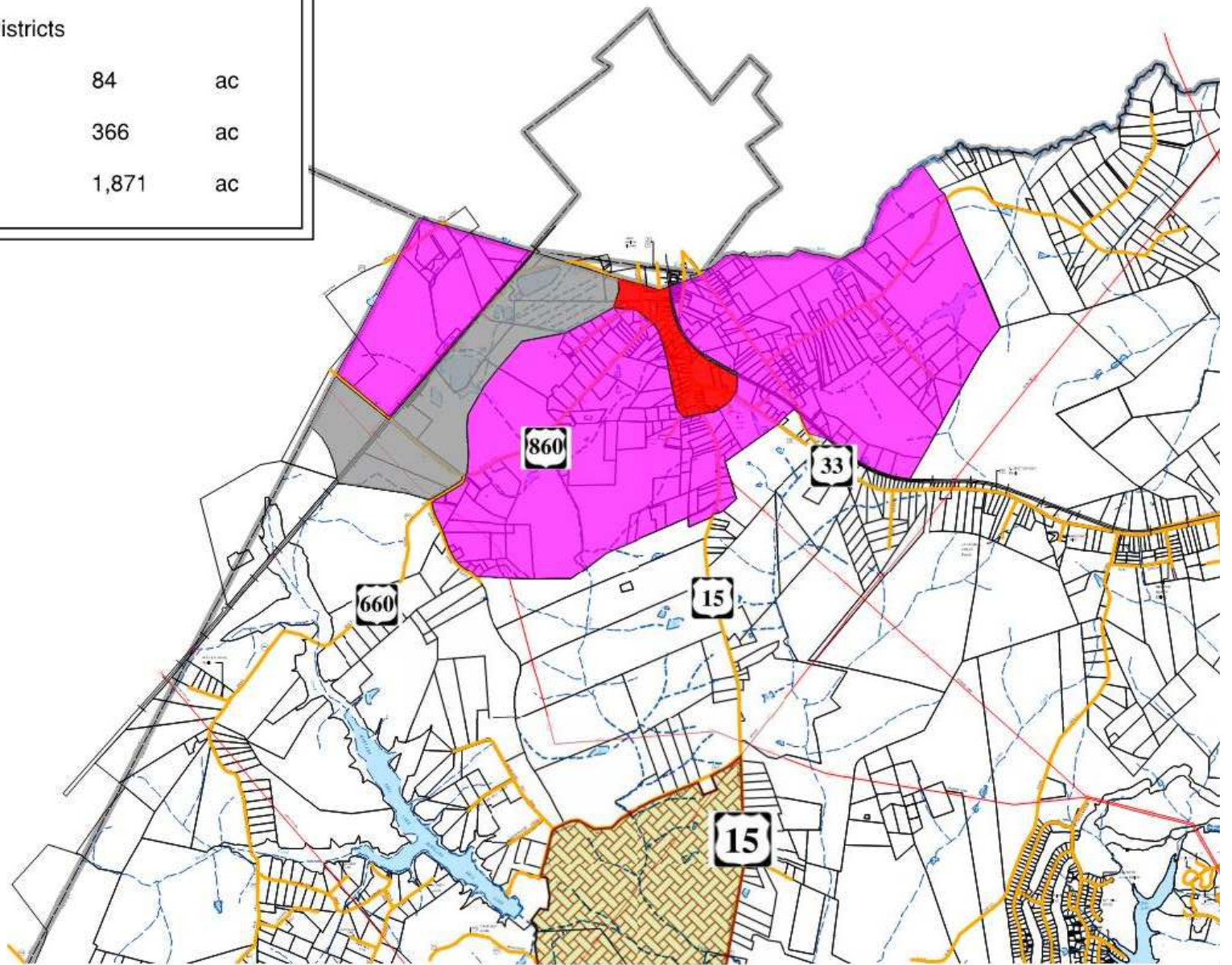


Gordonsville

Current Future Land Use

Description	Quantity	Unit
 Agricultural and Forestal Districts		
 Community Service	84	ac
 Industrial	366	ac
 Mixed Use	1,871	ac



Gordonsville Concept Growth Area

GORDONSVILLE

Located in the northwest corner of the County, the concept Gordonsville Growth Area abuts the Town of Gordonsville in neighboring Orange County. Land development must follow the Town's adopted comprehensive plan and zoning ordinance. This growth area may contain Town of Gordonsville supplied public water and sewer services, has moderate transportation capabilities including rail, and there exists a full complement of both public and private services, including natural gas availability. This County growth area contains industrial and mixed uses which can help support the Town of Gordonsville's future development trends and potential expansions. Due to the limited transportation system and the land restrictions surrounding the area, growth outside the County is limited. Interstate 64 is several miles away from the Town of Gordonsville making market access difficult.

It is highly unlikely that Louisa County will extend public utilities in this area due to the limited expectations for development.

BASIS FOR THE CONCEPT GROWTH AREA UPDATE

WHAT WE HEARD FROM THE COMMUNITY

- Controlling or managing growth is a priority
- Continue using Growth Areas Plans 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

- The Town of Gordonsville's public water and sewer system will very likely have to extend into this area as there is no incentive for the County to extend its utilities where little development is planned

ADDITIONAL FACTORS

- The County population may increase by 1-2 percent annually. Given the limited capability for utility infrastructure expansion in this growth area the geographic size and use intensity of the Growth Area map received a significant reduction.
- The concept Growth Area map accommodates a smaller future population.

Gordonsville Concept Future Land Use

Description	Quantity	Unit
 Agricultural and Forestal Districts		
 Industrial	512	ac
 Mixed Use	276	ac
 Rural Preservation Area		

