

Gum Springs Current Future Land Use

Description	Quantity	Unit
 Agricultural and Forestal Districts		
 Low Density Residential	2,534	ac
 Mixed Use	2,905	ac
 Regional Service	498	ac

Gum Springs Concept Growth Area

GUM SPRINGS

Located near the easternmost part of the County, and readily accessible via nearby I-64, the Gum Springs Growth Area concept map shows an increase of Low Density Residential, a reduction and compaction of Mixed Use, and the elimination of Regional Service. The close proximity of I-64 and the nearby greater Richmond area could make this area ideal for future development.

It is likely that Louisa County will extend public utilities to this area at some point in the future due to the expectation of future growth.

BASIS FOR THE CONCEPT GROWTH AREA UPDATE

WHAT WE HEARD FROM THE COMMUNITY

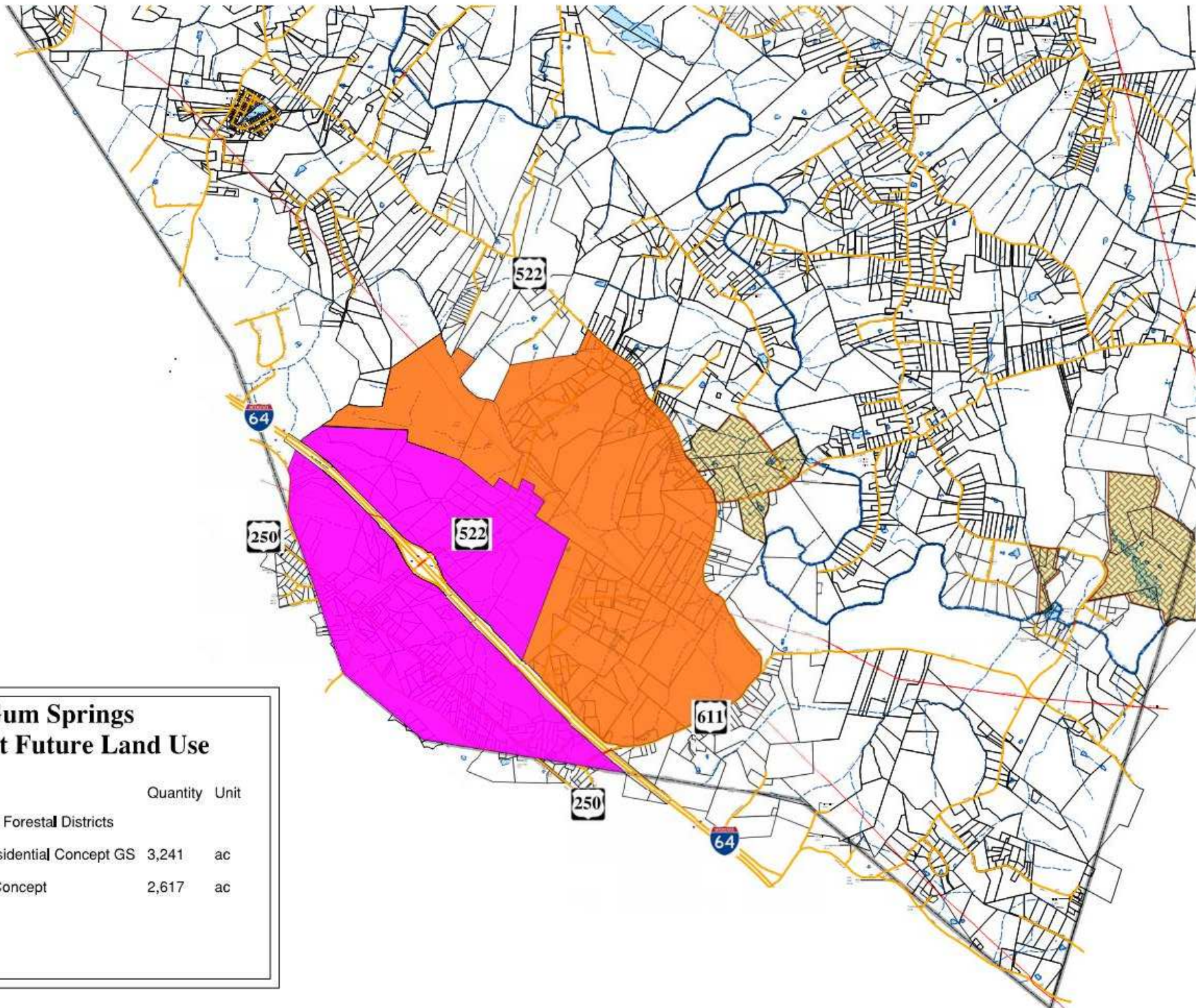
- Controlling or managing growth through planning is a priority
- Ensure an adequate and quality water supply
- Continue using Growth Areas to manage growth
- Preserve or protect county rural areas from new development

INFRASTRUCTURE THAT MAY LIMIT GROWTH





- The County does not currently provide public water or sewer to this Growth Area.
- The existing transportation infrastructure may need future improvements once sufficient growth begins to take place.

ADDITIONAL FACTORS

- County population may increase 1-2 percent annually. Given the water and sewer infrastructure expansion is a future concept, this growth area shown on the concept Growth Area map would take longer to develop.
- There are few existing or planned public or private services in the area.
- The proposed concept Growth Area map shows a modest future residential population supported by mixed use development.



Gum Springs Concept Future Land Use

Description	Quantity	Unit
 Agricultural and Forestal Districts		
 Low Density Residential Concept GS	3,241	ac
 Mixed Use GS Concept	2,617	ac
 Rural Area		