

Shannon Hill Concept Growth Area

SHANNON HILL

Located nearly halfway along I-64 and corresponding to the County's east to west boundary, is the Shannon Hill Growth Area. This concept growth area includes an expansion of Low Density Residential, a reduction and compaction of Mixed Use, the elimination of Community Service, and the addition of Industrial use. Expansion of the Low Density Residential area is east of Route 605. The Mixed Use area is on either side of Route 605 and along I-64. The Industrial use addition is in an area approximately between Routes 605 and 683. Once development begins transportation improvements may be necessary to support industrial development. An Interstate 64 interchange is conveniently nearby making easy market access.

It is highly likely that Louisa County will extend public utilities in this area due to the proximity to existing expansion projects and expected development.

BASIS FOR THE CONCEPT GROWTH AREA UPDATE

WHAT WE HEARD FROM THE COMMUNITY

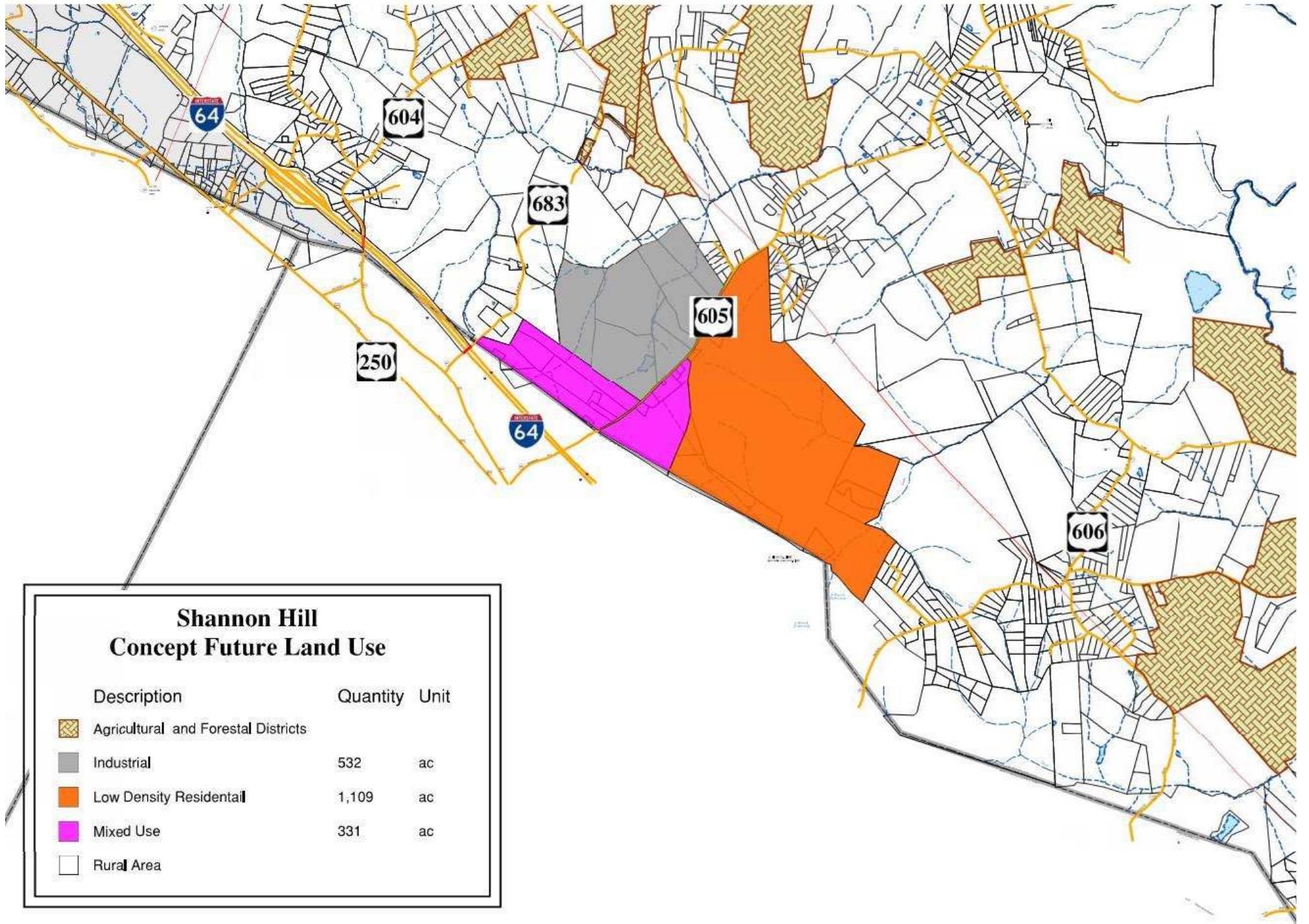
- Controlling or managing growth is a priority
- Ensure sufficient water supply and protect its quality
- Continue using Growth Areas Plan to manage growth
- Preserve and protect the rural areas of the County
- Ensure County roads can support future development

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 expected utility infrastructure improvements will support increased industrial development.
- The concept Growth Area map as drawn will ensure the accommodation of some future population growth while introducing industrial development in this area through the provision of adequate infrastructure, and sufficient public and private services.



Shannon Hill Concept Future Land Use

Description	Quantity	Unit
 Agricultural and Forestal Districts		
 Industrial	532	ac
 Low Density Residential	1,109	ac
 Mixed Use	331	ac
 Rural Area		