



Zion Crossroads Current Future Land Use

Description	Quantity	Unit
 Agricultural and Forestal Districts		
 Low Density Residential	4,468	ac
 Mixed Use	4,103	ac
 The Green Springs National Historical Landmark District		

Zion Crossroads Concept Growth Area

ZION CROSSROADS

Located in the southwest corner of Louisa County, the Zion Crossroads Growth Area contains a significant gateway into Louisa County and the Green Springs National Historical Landmark District. This growth area includes Low Density Residential and Mixed Use areas supporting existing development trends and its infrastructure needs. The Mixed Use area is expected to continue growing with high quality commercial and residential development that is denser than other areas in the County. Quality transportation and water/sewer infrastructure will support this development in desirable areas. Development will remain limited to the north by the Green Springs National Historical Landmark District. 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 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
- Protect the Green Springs National Historical Landmark District

INFRASTRUCTURE THAT MAY LIMIT OR SUPPORT GROWTH

- Transportation infrastructure improvements will 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 population increases which will increase here more than in other areas of the County.
- The concept Growth Area map as drawn will ensure the accommodation of future population growth and development in this area through the provision of adequate infrastructure, and sufficient public and private services.

