

## COMPREHENSIVE PLAN

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The Code of Virginia requires all local governments to develop and adopt a comprehensive plan to guide the future physical development of the community. Louisa County's 2040 Comprehensive Plan was adopted in August 2019 and the document represents a culmination of two years of collaborative efforts between the community at large, Board of Supervisors, Planning Commission, Board-Appointed Plan Steering Committee, Citizen Plan Review Committee, and County staff. During that period, more than a dozen community and public meetings took place across the county to solicit residents' interests, concerns, and suggestions to develop consensus. During the course of those meetings, three major themes emerged:

- Conserve and preserve the County's rural character and way of life.
- Recognize that, while change is inevitable, growth management tools can help the community prepare and plan for its future.
- Protect established and future communities.

The 2040 Plan contains many ideas for protecting and preserving the County's rural character, including a thorough review (and update where necessary) of designated growth areas, based on detailed future needs analyses, trends and projections. Simultaneously, the Plan provides the means for planning the delivery of capable public services to ensure a healthy future economy.



[louisacounty.com/960/Comprehensive-Plan](https://louisacounty.com/960/Comprehensive-Plan)



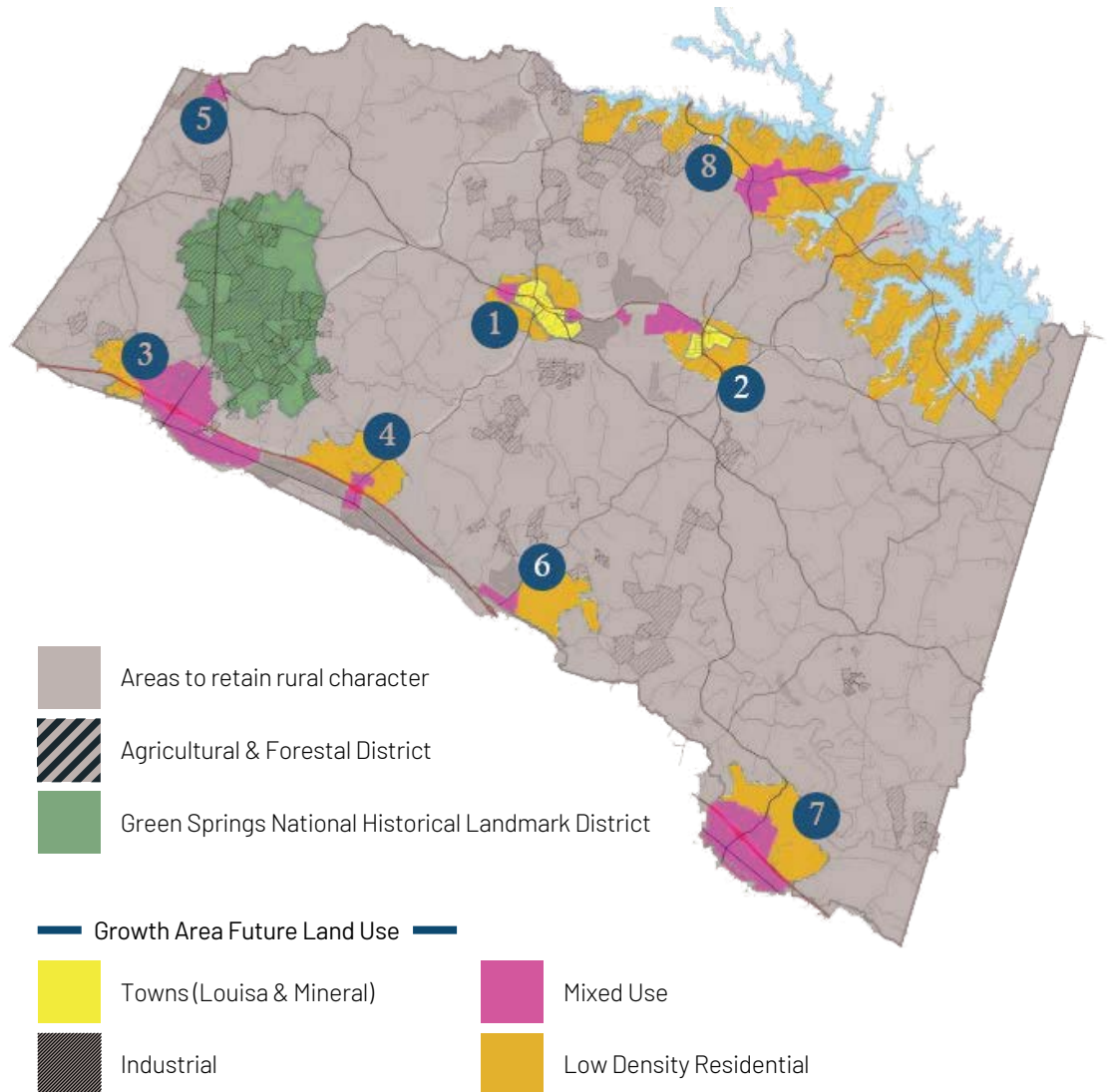
## KEEPING RURAL AREAS RURAL

The 2040 Plan repeatedly emphasizes using growth areas to manage growth. The growth areas will allow for responsible growth while keeping rural areas rural. The designated growth areas are:

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|--------------------|-----------------|
| 1. Town of Louisa  | 5. Gordonsville |
| 2. Town of Mineral | 6. Shannon Hill |
| 3. Zion Crossroads | 7. Gum Springs  |
| 4. Ferncliff       | 8. Lake Anna    |

Many of the designated growth areas have a close proximity to the interstate. Not only is this intended to fulfill business needs, but is intended to largely reduce thru traffic in the County.

The map below provides a quick visual that the majority of our 514-acre county will remain rural in nature.



IMPACTS

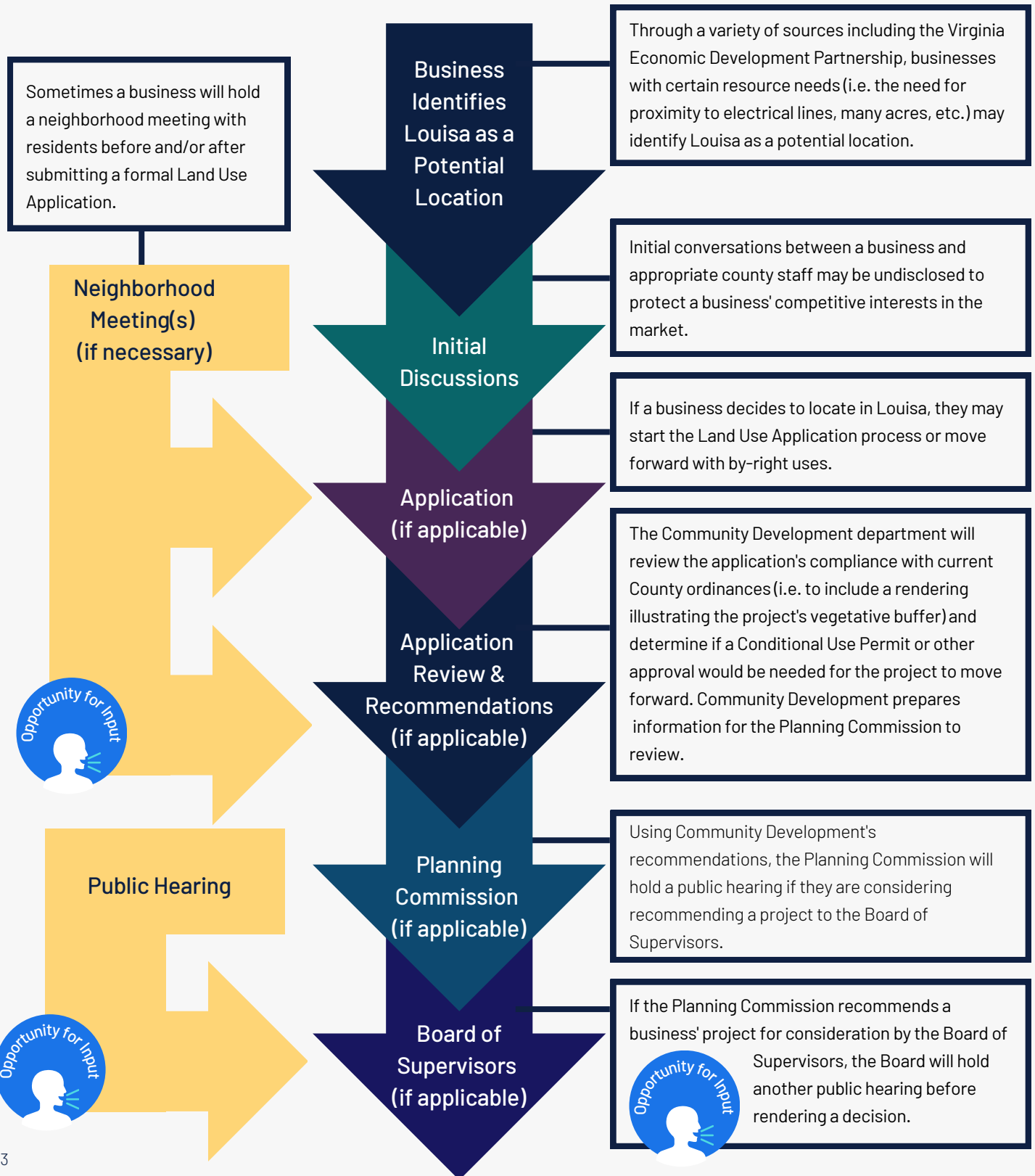
## EVALUATING PROJECT IMPACTS

The Louisa County Comprehensive Plan reflects the residents' desire for the community to retain its rural character. Our Community Development department, Planning Commission and Board of Supervisors review potential impacts for each project and implement project requirements to reduce unwanted outcomes.

<p><b>Noise</b></p> <p><i>Some business types are associated with higher noise levels. See discussion points for mitigation.</i></p>	<p><b>Mitigation Strategies</b></p> <p>As needed, we require projects to have:</p> <ul style="list-style-type: none"> <li>• Sound buffers/dampers around project site</li> <li>• Quiet hours during construction</li> </ul>
<p><b>Traffic</b></p> <p><i>Many of the designated growth areas are interstate adjacent and will not increase traffic in the County. See other considerations.</i></p>	<p><b>Mitigation Strategies</b></p> <p>As needed, we require projects to have:</p> <ul style="list-style-type: none"> <li>• Site selection based on project's transportation needs (i.e. distribution facilities should select sites near I-64)</li> <li>• A traffic plan for construction period</li> </ul>
<p><b>Visual Impacts</b></p> <p><i>We look for ways to visually hide industrial buildings and other facilities that may visually interrupt the rural atmosphere.</i></p>	<p><b>Mitigation Strategies</b></p> <p>As needed, we require projects to have:</p> <ul style="list-style-type: none"> <li>• Vegetative buffers</li> <li>• Natural buffers to block sightlines of projects on lower elevations</li> </ul>
<p><b>Environmental</b></p> <p><i>In addition to safely growing our infrastructure, we work with state regulatory offices to ensure environmental standards are met or exceeded.</i></p>	<p><b>Mitigation Strategies</b></p> <p>As needed, we require projects to have:</p> <ul style="list-style-type: none"> <li>• Data showing expected pollution, smell, etc. associated with the project and buffer needed around the project for minimal impact</li> <li>• Phased land disturbance plan that conforms to County ordinance</li> <li>• A plan for water/wastewater, possibly to include working with the County on enhancing infrastructure</li> </ul>

# BUSINESS SITE SELECTION & APPLICATION PROCESS

Learn about how businesses determine if Louisa is a viable location and how Louisa ensures an approved project will meet County needs, comply with ordinances, and fall with in line with guiding documents including the Comprehensive Plan (page 20).



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## RESPONSIBLE BUSINESS DEVELOPMENT



Responsible development represents opportunity to strengthen our local infrastructure, financially add to public services, and diversify the local economy. The benefits listed below especially shine as businesses are planned in DESIGNATED growth areas and their impacts are mitigated.

<p><b>Revenue</b></p>	<p><b>Revenue for Essential Services</b></p> <p>Revenue from commercial or industrial sources supports essential services and vital community programs, without having to expand the capacity of many of those services - allowing us to keep taxes lower for our residents.</p>
<p><b>Job Creation</b></p>	<p><b>Good Jobs Close to Home</b></p> <p>Over half of Louisa residents currently work outside the County and have an average commute over 30 minutes. By bringing the right businesses to Louisa, our residents will have more options closer to home.</p>
<p><b>Quality Businesses</b></p>	<p><b>Bringing in Desired Businesses</b></p> <p>With an approach to responsible growth, we may also attract businesses that fill critical needs in the County.</p>

## SPECIAL USE PROJECTS

Sometimes special projects offer unique benefits to the community. The Planning Commission and Board of Supervisors will consider potential project impacts (page 22) and benefits like proffers.

<p><b>Proffers</b></p>	<p><b>Incentives for Area Improvements</b></p> <p>Proffers, or special offers like donating to improve emergency services or local scholarship funds, are sometimes volunteered to mitigate any potential impacts and show a commitment to the community.</p>
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