

Reviewer: _____ Case #: _____
Fee Rcv'd: _____ Rcpt #: _____
Date & Time Rcv'd: _____
Pre-App Meeting: _____

LAND USE AMENDMENT APPLICATION

Board of Supervisors of Louisa County, Virginia

The following information shall be typed or printed and completed in full. Attach additional pages where necessary.

1. IDENTIFICATION OF REQUEST:

A: REZONING: From A-1 & A-2 () to PUD ()
B: CONDITIONAL USE: See next page.
C: TEMPORARY CONDITIONAL USE: N/A
D: VARIANCE: N/A
E: PROFFER AMENDMENT: N/A
F: COMP PLAN AMENDMENT: N/A
G: COMP PLAN REVIEW FOR CONFORMANCE: N/A
H: SPECIAL EXCEPTION: N/A

2. APPLICANT, PROPERTY OWNER, AGENT

A. NAME OF APPLICANT: Wares Crossroads Development, LLC
If a corporation, name of agent: Joe Walsh
B. MAILING ADDRESS: 978 New Bridge Road, Mineral, VA 23117
Telephone # _____
C. NAME OF PRESENT OWNER OF PROPERTY ON WHICH THIS REQUEST WILL OCCUR:
Dickinson Land & Properties, L.L.C., Ware Family, LLC and Dickinson Investment, LLC
D. MAILING ADDRESS: 446 New Bridge Road, Mineral, VA 23117 (Virginia Kay Watson o/b/o Ware Family)
Telephone # _____

If the applicant is not the owner of the property in question, explain: Applicant is contract purchaser of the Property.

A copy of pending contract or option agreement shall be attached hereto and made a part of this application.

Proffer Amendment: Applicant requests review of a proffer (master plan) amendment to REZ06-2005; REZ02-2015; REZ2024-06 and subsequent administrative master plan amendments. The modification would allow for Wares Crossroads LLC., proposed Planned Unit Development to construct a large portion of Wares Crossroads golf course hole 5 and a majority of golf course hole 8 on the existing Cutalong Resort Development. Additionally, the applicant requests the proposed Planned Unit Development connect to the Resort Development known as Cutalong Golf Course at Tributer Bay, to allow for shared use of the existing Route 208 Courthouse Road entrance and all utilities.

The properties are located 0.13 miles southeast of the intersection of Zachary Taylor Highway (Route 522) and New Bridge Road (Route 208), and are further identified as tax map parcels 28-97D, 29-3, 29-2, zoned Agricultural A-2 and 28-97E zoned Agricultural A-1, in the Mineral Election District.

Private Road Waiver: Pursuant to Section 86-567 (10) b., of Chapter 86. Land Development Regulations – the Applicant requests a private road waiver be granted to develop the Wares Crossroads Development, LLC., Planned Unit Development with a new internal private road network.

Rezoning: Rezoning from Agricultural (A-2 GAOD) Parcels 28-97D, 29-3, 28-97E, and Agricultural (A-1 GAOD) Parcel 29-2 to Planned Unit Development (PUD), a combined acreage of approximately 393.8417 acres.

Conditional Use Permit: Applicant requests permitted uses with a conditional use permit in Planned Unit Development as follows: Agricultural Operation, Aviation Facility, Brewery Limited, Brewery Major, Campground, Club, Commercial Indoor Sports and Recreation, Commercial Indoor Entertainment, Commercial Outdoor Sports and Recreation, Commercial Outdoor Entertainment, Dwelling/residence single family, Dwelling/residence two family, Golf Course, Golf Course, Indoor Shooting Range, Multi-Family Dwelling, Outdoor Gathering, Outdoor Shooting Range, Personal Improvement Services, Personal Services, Public Assembly, Restaurant, Special Occasion Facility, Short-Term Rental of a Dwelling

Conditional Use Permit: To allow for the permittance of public events to be held on the Property.

E. NAME OF PERSON TO BE NOTIFIED IN ADDITION TO THE APPLICANT AND/OR PROPERTY OWNER: Charles W. Payne, Jr. as Attorney and Agent for the Applicant

F. ADDRESS: 725 Jackson Street, Suite 200, Fredericksburg, VA 22401

Telephone #: (540) 604-2108

3. **LOCATION OF PROPERTY** (Assistance will be given in obtaining the following information upon request).

A. VOTING DISTRICT Mineral B. TAX MAP # 28-97D, 29-3, 28-97E & 29-2
C. SUBDIVISION NAME N/A D. LOT/PARCEL# N/A
E. PROPERTY LOCATION South of New Bridge Road (Rt. 208) between Cutalong Way and Zachary Taylor Highway (Rt. 522)

F. IS PARCEL UNDER LAND USE TAXATION PROGRAM? X (29-2) YES X NO

4. **EXPLAIN FULLY THE PROPOSED USE, TYPE OF DEVELOPMENT, OPERATION PROGRAM, ETC., AND THE REASON OF THIS REQUEST:**

Please see attached narrative.

(Attach applicable plans, renderings, elevations, photographs.)

5. **STATE HOW THIS REQUEST WILL NOT BE MATERIALLY DETRIMENTAL TO ADJACENT PROPERTY, THE SURROUNDING NEIGHBORHOOD OR THE COUNTY IN GENERAL. INCLUDE, WHERE APPLICABLE, INFORMATION CONCERNING: USE OF PUBLIC UTILITIES; EFFECT OF REQUEST ON PUBLIC SCHOOLS; EFFECT ON TRAFFIC--INCLUDE MEANS OF ACCESS TO THE NEAREST PUBLIC ROAD; EFFECT ON EXISTING AND FUTURE AREA DEVELOPMENT, ETC.**

Please see attached narrative.

6. **EXPLAIN ANY EXISTING USE PERMIT, SPECIAL EXCEPTION, (Prior) CONDITIONAL USE PERMIT, TEMPORARY CONDITIONAL USE PERMIT OR VARIANCE PREVIOUSLY GRANTED ON THE PARCEL IN QUESTION:**

Please see attached narrative.

7. INDICATE THE FOLLOWING WITH RESPECT TO THE SUBJECT PARCEL:

A. EXISTING LAND USE(S): Primarily wooded, pastured, and undeveloped land

B. EXISTING STRUCTURE(S): Barn/storage (primarily vacant)

C. EXISTING ZONING: Agricultural-1 and Agricultural-2 (A-1 & A-2)

D. ACREAGE OF REQUEST: 393.8417 acres

E. UTILITIES: Public water and sewer
(Intended use, example: public water and/or sewer; individual well and/or septic tank; other source.)

F. IS THIS PROJECT IN OR NEAR A PINE PLANTATION? No

G. IS THIS PROJECT IN AN AG/FORESTAL DISTRICT? No

8. IF REQUESTING A VARIANCE, EXPLAIN THE UNIQUE PHYSICAL HARDSHIP OR EXTRAORDINARY SITUATION THAT IS THE JUSTIFICATION FOR THE VARIANCE:

None.

9. GIVE COMPLETE NAMES AND ADDRESSES (INCLUDING ZIP CODES) OF ALL OWNERS ADJACENT, ACROSS THE ROAD OR HIGHWAY FACING THE PROPERTY AND ACROSS ANY RAILROAD RIGHT-OF-WAY, CREEK, OR RIVER FROM SUCH PROPERTY, EVEN IF SUCH PROPERTY LIES IN ANOTHER COUNTY OR TOWN. (THIS INFORMATION MUST BE OBTAINED BY THE APPLICANT).

* PROPERTY OWNER'S NAME: *PLEASE SEE ATTACHED LIST OF ADJOINERS*

MAILING ADDRESS: _____ TAX MAP # _____

SUBDIVISION NAME: _____ LOT/PARCEL# _____

ACREAGE _____ ZONING _____

* PROPERTY OWNER'S NAME: _____

MAILING ADDRESS: _____ TAX MAP # _____

SUBDIVISION NAME: _____ LOT/PARCEL# _____

ACREAGE _____ ZONING _____

* PROPERTY OWNER'S NAME: _____

MAILING ADDRESS: _____ TAX MAP # _____

Property Owner	Mailing Address	Tax Map	Acreage	Zoning
RP20 Cutlaong Consolidated LLC	160 West Canyon Crest Road Alpine, UT 84004	29 35	950.9682	RD
REB Investment Company LLC	PO Box 130 Mineral, VA 23117	17 7	153.083	A2
Central Virginia Investments LC	Charles F. Purcell Louisa, VA 23093	16 60 29 1	112.635 72.06	C2 C2
Wayne R. Byrd, Trustee	PO Box 2133 Stafford, VA 22555	28 109	3	A2
Warren A. Dickinson	441 Lakeway Road Mineral, VA 23117	28 108	5.46	A2
Lake Anna Real Estate LLC	845 Ellisville Drive Louisa, VA 23093	28 14 1 28 110	3 3.31	C2 C2
Koren Diversified Holdings LLC	175 Windway Lane Mineral, VA 23117	28 14 2	12.89	C2
MWP Supply Inc.	322 Washington Street Madison, VA 22727	28 14 3	6	C2
MKG Enterprises LLC	133 Renfrew Circle Mineral, VA 23117	28 97G	24.966	C2
JDP Enterprises LLC	115 Renfrew Circle Mineral, VA 23117	28 97	26.472	A2
Joseph & Melissa Bennett	4275 Zachary Taylor Hwy Mineral, VA 23117	28 97B1	8.858	A2

MAILING ADDRESS: _____ TAX MAP # _____

SUBDIVISION NAME: _____ LOT/PARCEL# _____

ACREAGE _____ ZONING _____

* PROPERTY OWNER'S NAME: _____

MAILING ADDRESS: _____ TAX MAP # _____

SUBDIVISION NAME: _____ LOT/PARCEL# _____

ACREAGE _____ ZONING _____

**10. HEREWITH IS DEPOSITED THE FEE REQUIRED. CHECKS OR MONEY ORDERS
MADE PAYABLE TO TREASURER, COUNTY OF LOUISA.**

A. REZONING	Tiered System
B. CONDITIONAL USE PERMIT	Tiered System
C. TEMPORARY CONDITIONAL USE PERMIT	\$325.00*
Temporary Housing*	
Extension or Amendment*	
Other*	
D. VARIANCE	\$1,250.00*
E. PROFFER AMENDMENT	\$1,500.00*
F. COMP PLAN AMENDMENT	\$650.00*

*IN ADDITION TO THE STANDARD FEE, AN ADDITIONAL \$75.00 WILL BE CHARGED FOR EACH
REQUEST AS A DEPOSIT ON A ZONING SIGN AND WILL BE REFUNDED UPON THE RETURN OF
THE SIGN BY THE APPLICANT ONCE THE REQUEST HAS BEEN ACTED UPON.

*THERE WILL BE A \$25.00 FEE CHARGED PER ADJACENT/ADJOINING PROPERTY OWNER FOR
NOTIFICATION AND ADVERTISEMENT. THERE WILL ALSO BE A RE-ADVERTISEMENT FEE
EACH TIME AN APPLICATION IS DELAYED OR POSTPONED AT THE REQUEST OF THE
APPLICANT OR NECESSARY DUE TO SOME FAILURE TO ACT ON THE PART OF THE
APPLICANT, PLUS A \$25.00 FEE CHARGED PER ADJACENT/ADJOINING PROPERTY OWNER
FOR RENOTIFICATION.

*THERE IS AN ADDITIONAL CHARGE FOR PUBLIC NOTICE ADVERTISEMENT.

- 11. ENCLOSED WITH THIS APPLICATION IS A SITE PLAN OR TENTATIVE PLAN.**
- 12. ENCLOSED WITH THIS APPLICATION IS THE APPROPRIATE COUNTY TAX MAP
WITH THE PROPERTY MARKED AND A SURVEYED PLAT OF THE ENTIRE
PARCEL.**

- 13. I/WE HEREBY CERTIFY THAT TO THE BEST OF MY/OUR KNOWLEDGE ALL OF
THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN ANY
EXHIBITS TRANSMITTED ARE TRUE AND THAT THE ADJACENT PROPERTY
OWNERS LIST HEREWITH ARE THE OWNERS OF RECORD AS OF THE DATE OF
APPLICATION.**

**NOTE: INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED. ANY REQUEST WHICH
REQUIRES PLANS MUST BE ACCOMPANIED BY THOSE PLANS AT THE TIME OF
SUBMISSION OF THE APPLICATION.**

DATE: JUNE 19, 2025



SIGNATURE OF APPLICANT

(Same Name as Used in Item 2-A, Page 1)

WAMES CROSSROADS Development,

APPLICANT'S NAME

LLC

(Typed or Printed)

SIGNATURE OF OWNER

(Same Name as Used in Item 2-C, Page 1)

Charles W. Payne, Jr.

OWNER'S NAME

(Typed or Printed)



SIGNATURE OF AGENT

(Name of Person Other Than, but Acting for the
Applicant, Responsible for this Application)

AGENT'S NAME

(Typed or Printed)

NOTICE TO TEMPORARY CONDITIONAL USE PERMIT APPLICANTS

In accordance with Section 86-91. of the Louisa County Zoning Ordinance, any Temporary Conditional Use Permit granted shall be considered canceled if the applicant does not avail himself/herself of the privilege within ninety (90) days from the date of issuance of the Temporary Conditional Use Permit.

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REQUIRES PLANS MUST BE ACCOMPANIED BY THOSE PLANS AT THE TIME OF
SUBMISSION OF THE APPLICATION.**

DATE: 6-18, 2025.

SIGNATURE OF APPLICANT

(Same Name as Used in Item 2-A, Page 1)

Virginia Kay Watson

SIGNATURE OF OWNER

(Same Name as Used in Item 2-C, Page 1)

Charles W. Payne, Jr.

SIGNATURE OF AGENT

(Name of Person Other Than, but Acting for the
Applicant. Responsible for this Application)

APPLICANT'S NAME

(Typed or Printed)

Virginia Kay Watson

OWNER'S NAME

(Typed or Printed)

CW

AGENT'S NAME

(Typed or Printed)

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SUBMISSION OF THE APPLICATION.**

DATE: _____, 20 ____.

SIGNATURE OF APPLICANT

(Same Name as Used in Item 2-A, Page 1)

SIGNATURE OF OWNER

(Same Name as Used in Item 2-C, Page 1)



SIGNATURE OF AGENT

(Name of Person Other Than, but Acting for the
Applicant, Responsible for this Application)

APPLICANT'S NAME

(Typed or Printed)

Dickinson Land & Properties, L.L.C. &
Dickinson Investments, L.L.C.

OWNER'S NAME

(Typed or Printed)

Michael C. Kildoo, Agent & Authorized Signatory
for Dickinson Investments, L.L.C. & Dickinson Land
Properties, L.L.C.

AGENT'S NAME

(Typed or Printed)

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REQUIRES PLANS MUST BE ACCOMPANIED BY THOSE PLANS AT THE TIME OF
SUBMISSION OF THE APPLICATION.**

DATE: June 20, 2025.

SIGNATURE OF APPLICANT

(Same Name as Used in Item 2-A, Page 1)

SIGNATURE OF OWNER

(Same Name as Used in Item 2-C, Page 1)

Charles W. Payne, Jr.

SIGNATURE OF AGENT

(Name of Person Other Than, but Acting for the
Applicant, Responsible for this Application)

APPLICANT'S NAME

(Typed or Printed)

OWNER'S NAME

(Typed or Printed)



AGENT'S NAME

(Typed or Printed)

Charles W. Payne, Jr.
Hirschler

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COUNTY OF LOUISA COMMUNITY DEVELOPMENT

1 WOOLFOLK AVENUE, STE 201 • LOUISA, VIRGINIA • 23093 • www.louisacounty.gov • (540) 967-3430

Conditional Use & Rezoning Fee Worksheet

Property Address	446 New Bridge Road; Not Assigned
Tax Map ID	28-97D, 29-3, 28-97E and 29-2

The effects of proposed conditional use permit or rezoning applications—whether related to land size, building space, use type, or operational factors—can increase the time and effort required by staff to review and evaluate the project. Larger properties, more complex building designs, higher customer volumes, and greater numbers of employees all require additional staff time to review and process the project application. To account for the totality of the application review, a tiered fee structure has been created, which adjusts the base fee using specific characteristics of the proposed application according to the following factors.

Use this worksheet to calculate applicable project fees.

Conditional Use & Rezoning Fees		
Description	Fee	Applicable Fee to Project
Base Fee	Applies to all projects.	\$750
Total Site Acres		
0 - 2.5 total acres	No additional fee	
2.6 - 10 total acres	+\$50	
10.1 - 25 total acres	+\$100	
25+ total acres	+\$250	\$250.00
Disturbed Acres		
<1 acre	No additional fee	
1.1 - 2.5 acres	+\$50	
2.6 - 10 acres	+\$100	
10+ acres	+\$250	\$250.00



COMMUNITY DEVELOPMENT

Total Building Square Footage		
0 - 5,000 sq. ft.	No additional fee	
5,001 - 10,000 sq. ft	+\$50	
10,001 - 20,000 sq. ft.	+\$100	
20,001+ sq. ft.	+\$250	\$250.00
Finished Square Footage		
0 - 2,500 sq. ft.	No additional fee	
2,501 - 5,000 sq. ft.	+\$50	
5,001 - 10,000 sq. ft.	+\$100	
10,001+ sq. ft.	+\$250	\$250.00
Residential		
Personal Use Only	-\$1,000	
Residential Development	+\$1,000	\$1,000.00
Commercial, Business Size		
Fewer than 50 customers/ clients onsite per day	No additional fee	
50-200 customers/ clients onsite per day	+\$100	
More than 200 customers/ clients onsite per day	+\$250	\$250.00
Commercial, Number of Employees		
0 - 10 employees	No additional fee	
11 - 50 employees	+\$50	
51 - 100 employees	+\$100	\$100.00
101+ employees	+\$250	
Total Fees		\$3,100.00

\$6,200 (\$3,100 x 2 (Rezoning and CUP fee))

\$150 (\$75 (sign fee) x 2)

\$300 (\$25 (notification fee) x 12)

TOTAL: \$6,650

Louisa County Community Development Department staff provides a Public Facilities evaluation in staff reports as a result of the Board of Supervisors adoption on February 20, 2024 of a Public Facilities Appendix added to the 2040 Comprehensive Plan. Please review the Public Facilities Appendix located on the Comprehensive Plan webpage and update your application as needed to address anticipated impacts to Public Facilities as listed below. If an impact is expected, you need to provide mitigation in your application. Contact information for the organizations responsible for these public facilities is included in the list below. Please contact Chris Coon Deputy County Administrator at (540) 967-3409, if you have any questions.

The following are the public facilities that impacts must be addressed in an application

- * Fire & EMS
- * Law Enforcement
- * Parks and Recreation
- * Schools
- * Solid Waste
- * Administration

2025-2026**APPLICATION SCHEDULE
LOUISA COUNTY PLANNING COMMISSION**

*Due to Holiday
 Pre-app: Second Friday
 Filing deadline: Third Friday
 N. Mtg: Second Wednesday
 PC Mtg: Second Thursday

Preapplication Date	Filing Deadline	Neighborhood Meeting Date	Revisions Deadline	Ad to Paper	Richmond Times Dispatch Ad Dates	Planning Commission Meeting Date
December 13, 2024	December 20, 2024	January 8	January 15	January 24	January 30 February 6	February 13, 2025
January 10, 2025	January 17	February 12	February 19	February 21	February 27 March 6	March 13, 2025
February 14, 2025	February 21	March 12	March 19	March 21	March 27 April 3	April 10, 2025
March 14, 2025	March 21	April 9	April 16	April 18	April 24 May 1	May 8, 2025
April 11, 2025	April 18	May 14	May 21	May 23	May 29 June 5	June 12, 2025
May 9, 2025	May 16	June 11	June 18	June 20	June 26 July 3	July 10, 2025
June 13, 2025	June 20	July 9	July 16	July 25	July 31 August 7	August 14, 2025
July 11, 2025	July 18	August 13	August 20	August 22	August 28 September 4	September 11, 2025
August 8, 2025	August 15	September 10	September 17	September 20	September 25 October 2	October 9, 2025
September 12, 2025	September 19	October 8	October 15	October 24	October 30 November 6	November 13, 2025
October 10, 2025	October 17	November 12	November 19	November 21	*November 26 December 4	December 11, 2025
November 14, 2025	November 21	December 10	December 17	December 19	December 24 *December 31	January 8, 2026
December 12, 2025	December 19	January 14	January 21	January 23, 2026	January 29, 2026 February 5, 2026	February 12, 2026

A scheduled meeting is required before submitting an application.