



**Planning Commission
County of Louisa
Thursday, February 12, 2026
Louisa County Public Meeting Room
7:00 PM**

CALL TO ORDER

ROLL CALL

INVOCATION

PLEDGE OF ALLEGIANCE

I. APPROVAL OF AGENDA

II. APPROVAL OF PLANNING COMMISSION MINUTES

1. Planning Commission - Regular Meeting - January 8, 2026

III. CONSENT AGENDA

IV. PUBLIC ADDRESS

V. UNFINISHED BUSINESS

VI. PUBLIC HEARINGS

1. Amendment to Chapter 86 Land Development Regulations – Proposed Addition – Taylors Creek Agricultural and Forestal District
2. FY2027-2046 Louisa County Capital Improvements Plan (CIP)
3. Amendments to Chapter 86. Land Development Regulations – Appendix A. Schedule of Fees
4. Amendments to ORD2023-06 to Remove Assemblage of Acreages in the Technology Overlay District (TOD) Described as Fisher Chewning and Cooke Rail

VII. NEW BUSINESS

1. Resolution of Appreciation - Gordon Brooks

VIII. DISCUSSION

1. Review Growth Management Tools / Draft Ordinance Amendments

IX. REPORTS

1. Upcoming Public Hearing Item - Wares Crossroads LLC, et als - Rezoning, Conditional Use Permit, Private Road Waiver and Waivers and Modifications Request and Request by RP20 Cutalong Consolidated LLC to Amend the Master Plan
2. Upcoming Public Hearing - South Anna AFD Addition (Riverview)
3. Upcoming Public Hearing - Indian Creek AFD Addition (Sharpe)

ANNOUNCEMENTS AND ADJOURNMENT

BY ORDER OF:

**JOHN DISOSWAY, CHAIRMAN
PLANNING COMMISSION
LOUISA COUNTY, VIRGINIA**



**Planning Commission
County of Louisa
Thursday, January 8, 2026
Louisa County Public Meeting Room
7:00 PM**

CALL TO ORDER

Linda Buckler, Director of Community Development, called the January 8, 2026, regular meeting of the Louisa County Planning Commission to order at 7:00 p.m.

ELECTION OF CHAIRMAN

Mrs. Buckler opened the floor for nominations for Chairman. Mr. Quarles nominated Mr. Disosway, seconded by Mr. Dickerson. There being no other nominations for Chairman, Mr. Kersey made a motion to close the nominations, seconded by Mr. Dickerson. Mrs. Buckler closed the nominations.

On the motion of Mr. Quarles, seconded by Mr. Dickerson, which carried a vote of 5-0, the Planning Commission elected Mr. John Disosway Chairman.

ELECTION OF VICE CHAIRMAN

Chairman Disosway opened the floor for nominations for Vice Chairman. Mr. Quarles nominated Mr. Dickerson, seconded by Mr. Kersey. There being no other nominations for Vice Chairman, Mr. Kersey made a motion to close the nominations, seconded by Mr. Quarles. Mr. Disosway closed the nominations.

On the motion of Mr. Quarles, seconded by Mr. Kersey, which carried a vote of 5-0, the Planning Commission elected Mr. James Dickerson Vice Chairman.

ROLL CALL

Attendee Name	Title	Status	Arrived
Tommy J. Barlow	Mountain Road District Supervisor	Present	7:00 PM
Ellis Quarles	Commissioner	Present	7:00 PM
George Goodwin	Commissioner	Absent	7:00 PM
John Disosway	Chairman	Present	7:00 PM
Matthew Kersey, Jr.	Commissioner	Present	7:00 PM
James Dickerson	Vice Chairman	Present	7:00 PM
Troy Painting	Commissioner	Present	7:00 PM

Others Present: Linda Buckler, Director of Community Development; Patricia Smith, County Attorney; William Newman, Assistant County Attorney; Tom Egeland, Deputy Director of Community Development; and Deborah Johnson, Administrative Assistant.

INVOCATION

Mr. Dickerson led the invocation.

PLEDGE OF ALLEGIANCE

Mr. Quarles led the Pledge of Allegiance.

APPROVAL OF AGENDA

On the motion of Mr. Quarles, seconded by Mr. Dickerson, which carried a vote of 5-0, the Planning Commission voted to approve the agenda of the January 8, 2026, meeting without changes.

APPROVAL OF PLANNING COMMISSION MINUTES

Planning Commission - Regular Meeting – December 11, 2025 7:00 PM

On the motion of Mr. Kersey, seconded by Mr. Quarles, which carried a vote of 5-0, the Planning Commission voted to approve the minutes of the December 11, 2025, meeting without changes.

CONSENT AGENDA

None.

PUBLIC ADDRESS

Chairman Disosway opened the public address period.

With no one wishing to speak, Chairman Disosway closed the public address period.

UNFINISHED BUSINESS

Linda Buckler, Director of Community Development, provided an update on the Comprehensive Plan open houses at various locations throughout the county. Chairman Disosway encouraged the Commissioners to attend if possible.

PUBLIC HEARINGS

Proposed Amendments to Chapter 86. Land Development Regulations – Appendix A. Schedule of Fees

Linda Buckler, Director of Community Development, discussed the proposed amendments to the fee schedule. The changes are intended to help offset cost for replacing road and street signs. The draft amendment was provided in the agenda packet.

Chairman Disosway opened the public comment period.

With no one wishing to speak, Chairman Disosway closed the public comment period and brought

it back to the Planning Commission for discussion.

On the motion of Mr. Dickerson, seconded by Mr. Quarles, which carried a vote of 5-0, the Planning Commission voted to forward a recommendation of approval to the Louisa County Board of Supervisors on the proposed amendment to Chapter 86. Land Development Regulations – Appendix A. Schedule of Fees.

NEW BUSINESS

Mr. Dickerson requested to honor Mr. Gordon Brooks with a resolution for his service on the Planning Commission.

On the motion of Mr. Dickerson, seconded by Mr. Quarles, which carried a vote of 5-0, the Planning Commission voted to honor Mr. Gordon Brooks with a resolution of his service on the Louisa County Planning Commission.

DISCUSSION

Planning Commission By-Laws

On the motion of Mr. Quarles, seconded by Mr. Dickerson, which carried a vote of 5-0, the Planning Commission voted to approve the By-Laws without changes.

REPORTS

Linda Buckler provided a report on the recent applications submitted to Community Development. She also announced Ms. Ashley Michael has been appointed to the Planning Commission as the liaison for the town of Louisa.

ANNOUNCEMENTS AND ADJOURNMENT

On the motion of Mr. Quarles, seconded by Mr. Dickerson, which carried a vote of 5-0, the Planning Commission voted to adjourn the January 8, 2026, meeting at 7:17 PM.

BY ORDER OF:

JOHN DISOSWAY, CHAIRMAN
PLANNING COMMISSION
LOUISA COUNTY, VIRGINIA



TO: Members – Planning Commission
FROM: Staff, Community Development Department
DATE: December 16, 2025
SUBJECT: **Review Addition Request – Taylors Creek Agricultural and Forestal District**
Thursday, February 12, 2026 – 7:00 p.m.

This is to advise that the Louisa County Community Development Department has received the following request for review and consideration of an addition, totaling 79.786 acres, to the existing Taylors Creek Agricultural and Forestal District, as follows:

<u>OWNER'S NAME</u>	<u>TAX MAP PARCEL #</u>	<u>ACREAGE</u>
Conway Ernest & Audrey Stanely	91-20-2	7.432
Conway Ernest & Audrey Stanely	91-20-3	8.937
Conway Ernest & Audrey Stanely	91-20-4	8.937
Conway Stanley	91-33	7.49
Conway Stanley	91-34	12.31
Audrey Stanley	91-34A	3.34
Michael Stanley	91-96	31.25

Location

The proposed district addition is located on or at the end of near Trice Road (Route 776), which is south and southeast of Paynes Mill Road (Route 601) and southeast of Jackson Road (Route 658). The proposed district addition is located northeast, approximately 0.34 miles from the core portion of the existing Taylors Creek Agricultural and Forestal District. The properties are further identified as tax map parcels, 91-20-2, 91-20-3, 91-20-4, 91-33, 91-34, 91-34A, and 91-96 located in the Jackson Voting District.

Zoning

The parcels proposed to be included in the Taylors Creek Agricultural and Forestal District are zoned Agricultural (A-2). In summary, the stated purpose for this zoning district is to allow for the compatible mixture of agricultural uses and limited residential development in rural areas and protect and retain the rural, open character of the countryside. Very low-density residential uses are allowed along with agricultural uses that are compatible with residential activity to provide for community cohesion in the rural areas and encourage land use interdependence.

Sec. 86-151. - Statement of intent; policy guidance.

(a) The agricultural (A-2) district is provided to allow for the compatible mixture of agricultural uses and limited residential development in rural areas and protect and retain the rural open character of the countryside. Very low-density residential uses are allowed along with agricultural uses that are compatible with residential activity to provide for community cohesion in the rural areas and encourage land use interdependence. Zoning standards are also included to ensure the co-existence of these uses with each other. The creation of lots fronting on existing state roads or federal highways is strongly discouraged.

(b) Agricultural (A-2) district uses range from agricultural to neighborhood oriented commercial and community services. The use of development setbacks, shared access, reverse-front lots and roadside buffers are encouraged to retain the rural character of the county along-side the open farm activities prevalent in the county.

The 2040 Louisa County Comprehensive Plan designates this area of Louisa County as “Rural Area.”

“We strengthen our sense of community by providing resources for residents, promoting agriculture and forestry, ensuring environmental stewardship, establishing reasonable growth areas, and maintaining our rural character.”

- Preserve and protect our rural heritage and natural resources
- Encourage open space retention
- Safeguard historic resources
- Maintain community characteristics
- Ensure compatibility between land uses
- Manage growth by concentrating development activity
- Encourage high quality development
- Maximize returns on the investment of public resources

Existing Uses

Soils

SOIL ASSOCIATIONS

1. Mason-Tribble-Middleton association: Deep and shallow, well drained and somewhat excessively drained soils that have a subsoil that is dominantly silty clay or clayey silt loam; on uplands.
2. Mason-Tribble association: Deep, well drained soils that have a subsoil that is dominantly silty clay; on uplands.
3. Zinn-Pinebluff association: Deep, well drained soils that have a subsoil that is dominantly silty clay or clay loam; on uplands.
4. Grover-Ashley-Middleton association: Deep and moderately deep, well drained to excessively drained soils that have a subsoil that is dominantly sandy clay loam, clay loam, sandy loam, or clay; on uplands.
5. Applegate-Cecil association: Deep and moderately deep, well drained to excessively drained soils that have a subsoil that is dominantly clay or sandy loam; on uplands.
6. Applegate-Cecil association: Deep, well drained soils that have a subsoil that is dominantly clay; on uplands.
7. Davis-Smith-Culter association: Moderately deep and deep, well drained to somewhat poorly drained soils that have a subsoil that is dominantly sandy loam or clay; on uplands.
8. Mason-Pinebluff-Clements association: Deep, well drained to poorly drained soils that have a subsoil that is dominantly clay or silty clay loam; on shallow benches and flood plains.

Compiled 1974

U. S. DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE
VIRGINIA POLYTECHNIC INSTITUTE AND STATE UNIVERSITY
GENERAL SOIL MAP
LOUISA COUNTY, VIRGINIA

Scale 1:100,000
0 1 2 Miles

Each cross outlined on this map denotes of more than one kind of soil. The map is thus, meant for general planning rather than a detailed soil survey.

State Code of Virginia – Agricultural and Forestal Districts Act

§ 15.2-4302. Definitions.

“Agricultural products” means crops, livestock and livestock products, including but not limited to: field crops, fruits, vegetables, horticultural specialties, cattle, sheep, hogs, goats, horses, poultry, furbearing animals, milk, eggs and furs.

“Agricultural production” means the production for commercial purposes of crops, livestock and livestock products, and includes the processing or retail sales by the producer of crops, livestock or livestock products which are produced on the parcel or in the district.

“Agriculturally and forestally significant land” means land that has recently or historically produced agricultural and forestal products, is suitable for agricultural or forestal production or is considered appropriate to be retained for agricultural and forestal production as determined by such factors as soil quality, topography, climate, markets, farm structures, and other relevant factors.

“Forestal production” means the production for commercial purposes of forestal products and includes the processing or retail sales, by the producer, of forestal products which are produced on the parcel or in the district. “Forestal products” includes, but is not limited to, saw timber, pulpwood, posts, firewood, Christmas trees and other tree and wood products for sale or for farm use.

§ 15.2-4305. Application for creation of district in one or more localities; size and location of parcels.

“.....any owner or owners of land may submit an application to the locality for the creation of a district or addition of land to an existing district within the locality. Each district shall have a core of no less than 200 acres in one parcel or in contiguous parcels. A parcel not part of the core may be included in a district:

- (i) if the nearest boundary of the parcel is within one mile of the boundary of the core,
- (ii) if it is contiguous to a parcel in the district the nearest boundary of which is within one mile of the boundary of the core, or
- (iii) if the local governing body finds, in consultation with the advisory committee or planning commission, that the parcel not part of the core or within one mile of the boundary of the core contains agriculturally and forestally significant land.

No land shall be included in any district without the signature on the application, or the written approval of all owners thereof....”

§ 15.2-4306. Criteria for evaluating application.

Land being considered for inclusion in a district may be evaluated by the advisory committee and the planning commission through the Virginia Land Evaluation and Site Assessment (LESA) System or, if one has been developed, a local LESA System. The following factors should be considered by the local planning commission and the advisory committee, and at any public hearing at which an application that has been filed pursuant to § 15.2-4303 is being considered:

1. The agricultural and forestal significance of land within the district or addition and in areas adjacent thereto;
2. The presence of any significant agricultural lands or significant forestal lands within the district and in areas adjacent thereto that are not now in active agricultural or forestal production;
3. The nature and extent of land uses other than active farming or forestry within the district and in areas adjacent thereto;
4. Local developmental patterns and needs;
5. The comprehensive plan and, if applicable, the zoning regulations;

6. The environmental benefits of retaining the lands in the district for agricultural and forestal uses; and
7. Any other matter which may be relevant.

In judging the agricultural and forestal significance of land, any relevant agricultural or forestal maps may be considered, as well as soil, climate, topography, other natural factors, markets for agricultural and forestal products, the extent and nature of farm structures, the present status of agriculture and forestry, anticipated trends in agricultural economic conditions and such other factors as may be relevant.

(For additional information refer to the attached information from the Department of Conservation and Recreation and the Virginia Department of Forestry.)

§ 15.2-4307. Review of application; notice; hearing.

Upon the receipt of an application for a district or for an addition to an existing district, the program administrator shall refer such application to the advisory committee.

The advisory committee shall review and make recommendations concerning the application or modification thereof to the local planning commission....

Conclusion

The proposed addition is located within one mile of the land areas that currently make up the Taylors Creek Agricultural and Forestal District. The current use of the properties for active agricultural use, supports the intent of the agricultural and forestal districts.

Staff recommends the application for addition to the existing Taylors Creek Agricultural and Forestal District be sent to the Planning Commission and Board of Supervisors with a favorable recommendation, as consistent with the current zoning of the properties as Agricultural (A-2) and the Rural Area designation in the 2040 Louisa County Comprehensive Plan.

Recommendations of the Agricultural, Forestal, and Rural Preservation Committee

Staff will provide a verbal recommendation at the Planning Commission Meeting as the Agricultural, Forestal, and Rural Preservation Committee does not meet until February 5, 2026.



COUNTY OF LOUISA
APPLICATION FOR THE CREATION OF, ADDITION TO OR REMOVAL FROM AN
AGRICULTURAL AND FORESTAL DISTRICT

Section A: To be completed by applicant or contact person for proposed district.

1. Name of District Taylors Creek AFD

2. General Location of the District (City, County or Town)

County of Louisa; Trice Road, Bumpass, VA

3. Total Acreage in the District or Addition ~~70.849~~ 79.786

4. Please read the proposed conditions to creation of the district pursuant to Section 15.2-4309 of the Code of Virginia which is attached to this application.

5. Proposed Period Before the First Review (4-10 years) _____

6. Names and Tax Map Parcel Number(s) of Landowners Applying for the District:
(Please use individual owner sheets on page six (6), for full parcel information):

NAME	TAX MAP & PARCEL NUMBER(S)
Conway Ernest & Audrey Stanley	91-20-2 (7.432 acres)
Conway Ernest & Audrey Stanley	91-20-3 (8.937 acres)
Conway Stanley	91-33 (7.49 acres)
Conway Stanley	91-34 (12.31 acres)
Audrey Stanley	91-34A (3.43 acres)
Michael Stanley	91-96 (31.25 acres)
Conway Ernest & Audrey Stanley	91-20-4 (8.937 acres)

PLEASE INDICATE WHO THE CONTACT PERSON WILL BE FOR THE PROPOSED DISTRICT AND A PHONE NUMBER AND EMAIL ADDRESS WHERE THEY MAY BE REACHED.

Alexandra Stanley, Authorized Agent

Contact Name ~~Alexandra Stanley, Authorized Agent, VA 230~~

Phone Number (540) 894-6402

Email Address adixon2688@gmail.com

(Please use a separate sheet for each property owner to be included in the District.)

PROPERTY OWNER'S NAME: Michael Stanley

- MAILING ADDRESS: 699 Trice Road, Bumpass, VA 23024

TAX MAP # 91-96

- SUBDIVISION NAME: N/A LOT/PARCEL# N/A

- ACREAGE: 31.25 ZONING: A2

- PART OF THE CORE: YES or NO

- WITHIN ONE MILE OF THE BOUNDARY OF THE CORE: YES or NO

- IF THE PROPERTY IS NOT A PART OF THE CORE OR WITHIN ONE MILE OF THE BOUNDARY OF THE CORE THE PROPERTY MAY BE INCLUDED IN THE DISTRICT IF DETERMINED TO BE AGRICULTURALLY AND FORESTALLY SIGNIFICANT LAND AS DEFINED BY THE STATE CODE OF VIRGINIA (15.2-4302), as follows:

- "Agriculturally and forestally significant land" means land that has recently or historically produced agricultural and forestal products, is suitable for agricultural or forestal production or is considered appropriate to be retained for agricultural and forestal production as determined by such factors as soil quality, topography, climate, markets, farm structures, and other relevant factors.
- "Agricultural products" means crops, livestock and livestock products, including but not limited to: field crops, fruits, vegetables, horticultural specialties, cattle, sheep, hogs, goats, horses, poultry, furbearing animals, milk, eggs and furs.
- "Agricultural production" means the production for commercial purposes of crops, livestock and livestock products, and includes the processing or retail sales by the producer of crops, livestock or livestock products which are produced on the parcel or in the district.
- "Forestal production" means the production for commercial purposes of forestal products and includes the processing or retail sales, by the producer, of forestal products which are produced on the parcel or in the district. "Forestal products" includes, but is not limited to, saw timber, pulpwood, posts, firewood, Christmas trees and other tree and wood products for sale or for farm use.

(Describe in Detail the Use of the Subject Property)

The subject property is occupied as the owner's full-time homesite and is additionally used to support their small farming operation. Agricultural activities on the property include the storage of livestock feed (including bagged feed and hay), farm machinery such as tractors, implements, and maintenance tools, and various materials used for repairs, fencing, and general farm upkeep. The property is also used to produce hay and maintain honeybee hives (7-14 hives at any given time).

We the undersigned have read the above mentioned conditions and request the property described above be designated an Agricultural and Forestal District.

Michael Stanley
Owner(s) Signatures

Guandao Su
Witness

(Use a separate sheet for each owner. If an applicant owns more than one parcel, all parcels may be included on one sheet, **EXCEPT** for parcels that are not a part of the core or within one mile of the boundary of the core.)

(Please use a separate sheet for each property owner to be included in the District.)

PROPERTY OWNER'S NAME: Conway Ernest & Audrey Stanley

- MAILING ADDRESS: 752 Trice Road, Bumpass, VA 23024

TAX MAP # 91-20-2 & 91-20-3 & 91-20-4

- SUBDIVISION NAME: N/A LOT/PARCEL# N/A

- ACREAGE: ~~16.300~~ 25.300 ZONING: A2

- PART OF THE CORE: YES or NO

- WITHIN ONE MILE OF THE BOUNDARY OF THE CORE: YES or NO

- IF THE PROPERTY IS NOT A PART OF THE CORE OR WITHIN ONE MILE OF THE BOUNDARY OF THE CORE THE PROPERTY MAY BE INCLUDED IN THE DISTRICT IF DETERMINED TO BE AGRICULTURALLY AND FORESTALLY SIGNIFICANT LAND AS DEFINED BY THE STATE CODE OF VIRGINIA (15.2-4302), as follows:

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(Describe in Detail the Use of the Subject Property)

This property is primarily used for cattle production and serves as the central location for the owner's small farming operation. The land is actively managed as pasture to support grazing livestock, providing the necessary forage and space required for maintaining healthy cattle.

We the undersigned have read the above mentioned conditions and request the property described above be designated an Agricultural and Forestal District.

Conway Ernest Stanley
Audrey Stanley
Owner(s) Signatures

Guendara Su
Guendara Su
Witness

(Use a separate sheet for each owner. If an applicant owns more than one parcel, all parcels may be included on one sheet, **EXCEPT** for parcels that are not a part of the core or within one mile of the boundary of the core.)

PROPERTY OWNER'S NAME: Conway Ernest Stanley

TAX MAP # 91-33 & 91-34

• ACREAGE: 19.80 ZONING: A2

- WITHIN ONE MILE OF THE BOUNDARY OF THE CORE: YES or NO

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The owner utilizes the property for agricultural purposes, including the storage of essential farm equipment such as tractors, balers, and other implements. The property also serves as the storage location for livestock feed, including hay and related materials necessary to support the farming operations. In addition, the property contains a workshop/woodshop that is regularly used for repairing farm equipment and constructing items needed for the ongoing maintenance and operation of the farm.

Owner(s) Signatures

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(Please use a separate sheet for each property owner to be included in the District.)

PROPERTY OWNER'S NAME: Audrey Stanley

MAILING ADDRESS: 752 Trice Road, Bumpass, VA 23024

TAX MAP # 91-34A

SUBDIVISION NAME: N/A LOT/PARCEL# N/A

ACREAGE: 3.43 ZONING: A2

PART OF THE CORE: YES or NO

WITHIN ONE MILE OF THE BOUNDARY OF THE CORE: YES or NO

IF THE PROPERTY IS NOT A PART OF THE CORE OR WITHIN ONE MILE OF THE BOUNDARY OF THE CORE THE PROPERTY MAY BE INCLUDED IN THE DISTRICT IF DETERMINED TO BE AGRICULTURALLY AND FORESTALLY SIGNIFICANT LAND AS DEFINED BY THE STATE CODE OF VIRGINIA (15.2-4302), as follows:

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(Describe in Detail the Use of the Subject Property)

The property is currently utilized as the owner's primary homesite and for agricultural purposes. The agricultural use includes the storage of livestock (chickens, and cows use it on a rotational basis) livestock feed, farm equipment, tools and various materials necessary for the operation and upkeep of their small-scale farm. All agricultural activities conducted on the property are consistent with typical rural residential and small-farm operations.

We the undersigned have read the above mentioned conditions and request the property described above be designated an Agricultural and Forestal District.

Audrey Stanley
Owner(s) Signatures

Guendrea S.
Witness

(Use a separate sheet for each owner. If an applicant owns more than one parcel, all parcels may be included on one sheet, **EXCEPT** for parcels that are not a part of the core or within one mile of the boundary of the core.)

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. (Use additional sheets as necessary.)

- * PROPERTY OWNER'S NAME: Kenneth Gammon
MAILING ADDRESS: 4623 Cross County Road, Mineral, VA 23117
TAX MAP # 91-95
SUBDIVISION NAME: N/A LOT/PARCEL# N/A
ACREAGE 17.75 ZONING A2
- * PROPERTY OWNER'S NAME: Robert & Virginia Stanley (Etals C/O Barbara Delooze)
MAILING ADDRESS: 9035 Castle Point Drive, Glen Allen, VA 23060
TAX MAP # 91-10-B
SUBDIVISION NAME: N/A LOT/PARCEL# N/A
ACREAGE 21.55 ZONING A2
- * PROPERTY OWNER'S NAME: R.D. & Elsie Knighton
MAILING ADDRESS: 13660 Jefferson Highway, Bumpass, VA 23024
TAX MAP # 92-33, 92-37, & 92-32
SUBDIVISION NAME: N/A LOT/PARCEL# N/A
ACREAGE 34.341 Total ZONING A2
- * PROPERTY OWNER'S NAME: Robert James
MAILING ADDRESS: 4244 Paynes Mill Road, Bumpass, VA 23024
TAX MAP # 91-31
SUBDIVISION NAME: N/A LOT/PARCEL# N/A
ACREAGE 49.45 ZONING A2
- * PROPERTY OWNER'S NAME: Earl Glenn Clough
MAILING ADDRESS: 1137 Rolling Path Road, Louisa, VA 23093
TAX MAP # 92-36
SUBDIVISION NAME: N/A LOT/PARCEL# N/A
ACREAGE 32.74 ZONING A2
- * PROPERTY OWNER'S NAME: Elizabeth Bowden
MAILING ADDRESS: 502 Trice Road, Bumpass, VA 23024
TAX MAP # 91-16-D
SUBDIVISION NAME: N/A LOT/PARCEL# N/A
ACREAGE 5.00 ZONING A2

* PROPERTY OWNER'S NAME: Daniel Stanley
MAILING ADDRESS: 691 Trice Road, Bumpass, VA 23024
TAX MAP # 91-20-2A
SUBDIVISION NAME: N/A LOT/PARCEL# N/A
ACREAGE 1.505 ZONING A2

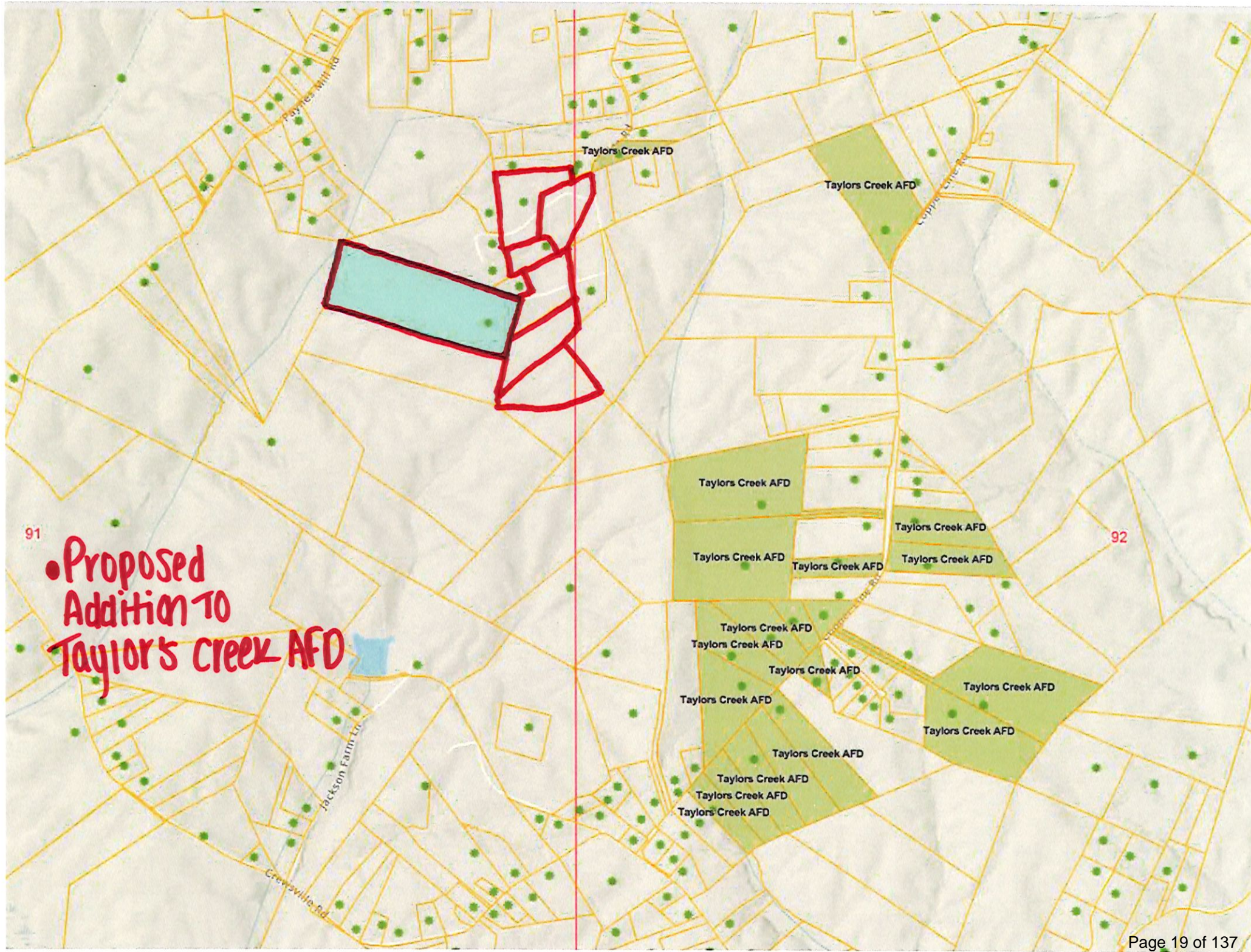
* PROPERTY OWNER'S NAME: Donnie & Donna Skelton
MAILING ADDRESS: 560 Trice Road, Bumpass, VA 23024
TAX MAP # 91-20-1
SUBDIVISION NAME: N/A LOT/PARCEL# N/A
ACREAGE 6.911 ZONING A2

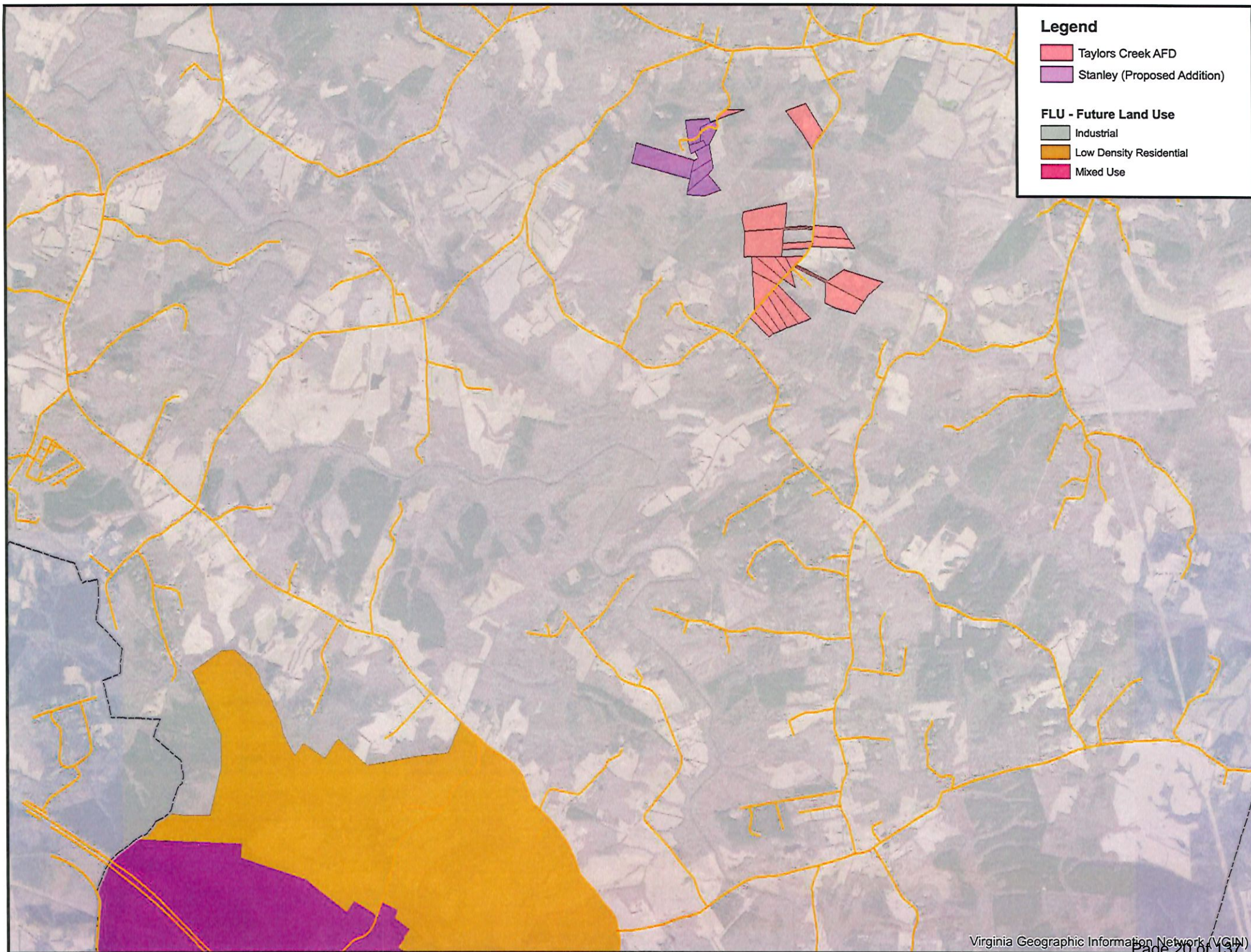
* PROPERTY OWNER'S NAME: Ronald Stanley
MAILING ADDRESS: 826 Trice Road, Bumpass, VA 23024
TAX MAP # 91-16-C1, 91-16-C4, & 91-16-C3
SUBDIVISION NAME: N/A LOT/PARCEL# N/A
ACREAGE 10.01 Total ZONING A2

* PROPERTY OWNER'S NAME: Joshua Varney
MAILING ADDRESS: 445 Trice Road, Bumpass, VA 23024
TAX MAP # 92-14-C1
SUBDIVISION NAME: N/A LOT/PARCEL# N/A
ACREAGE 2.00 ZONING A2

* PROPERTY OWNER'S NAME: Sharon Corbin & Morris Shelton
MAILING ADDRESS: 9072 Peaks Rad, Ashland, VA 23005
TAX MAP # 91-39
SUBDIVISION NAME: N/A LOT/PARCEL# N/A
ACREAGE 54.58 ZONING A2

* PROPERTY OWNER'S NAME: Not listed on GIS
MAILING ADDRESS: 4052 Paynes Mill Road, Bumpass, VA 23024
TAX MAP # 91-35C
SUBDIVISION NAME: N/A LOT/PARCEL# N/A
ACREAGE Not listed on GIS ZONING A2



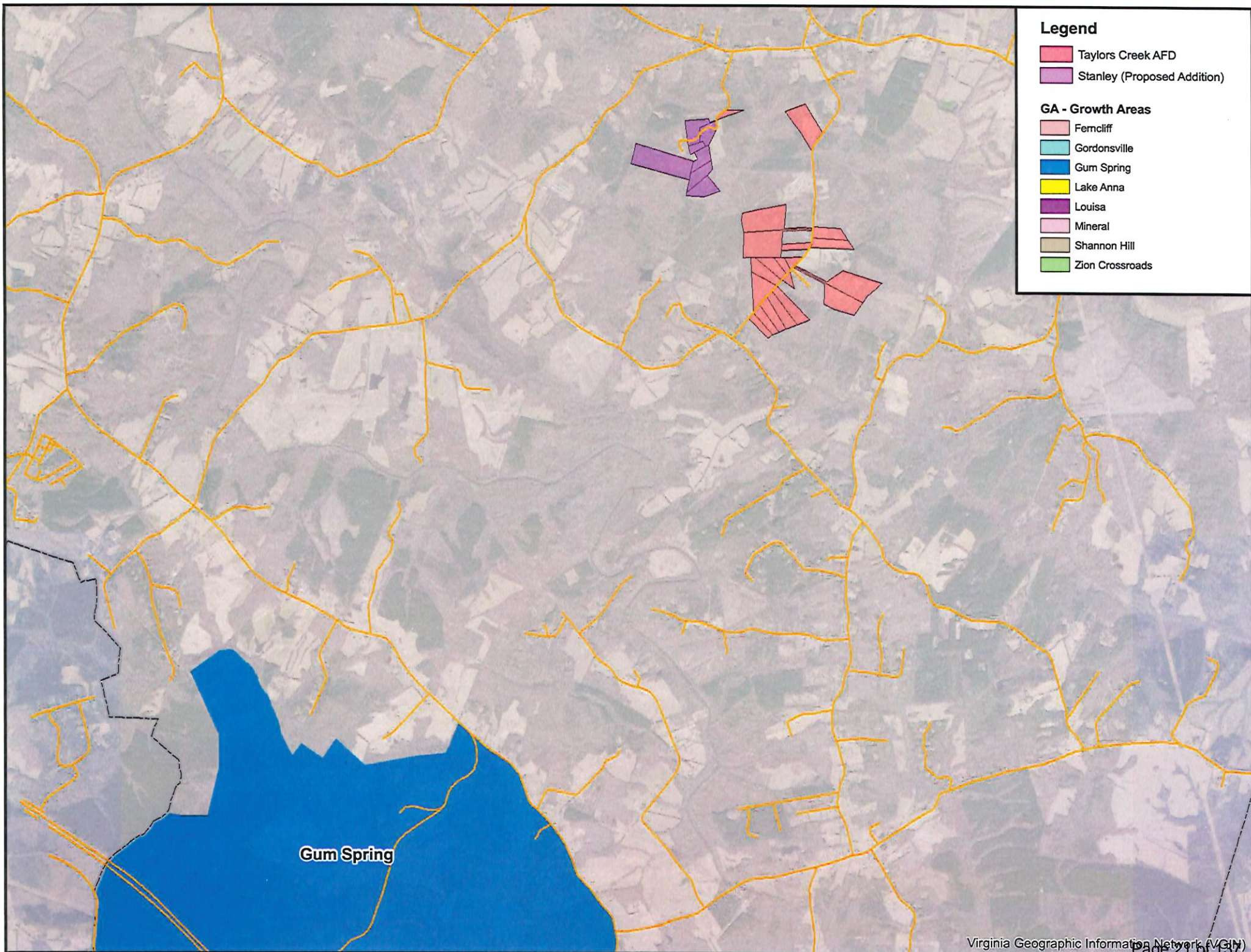


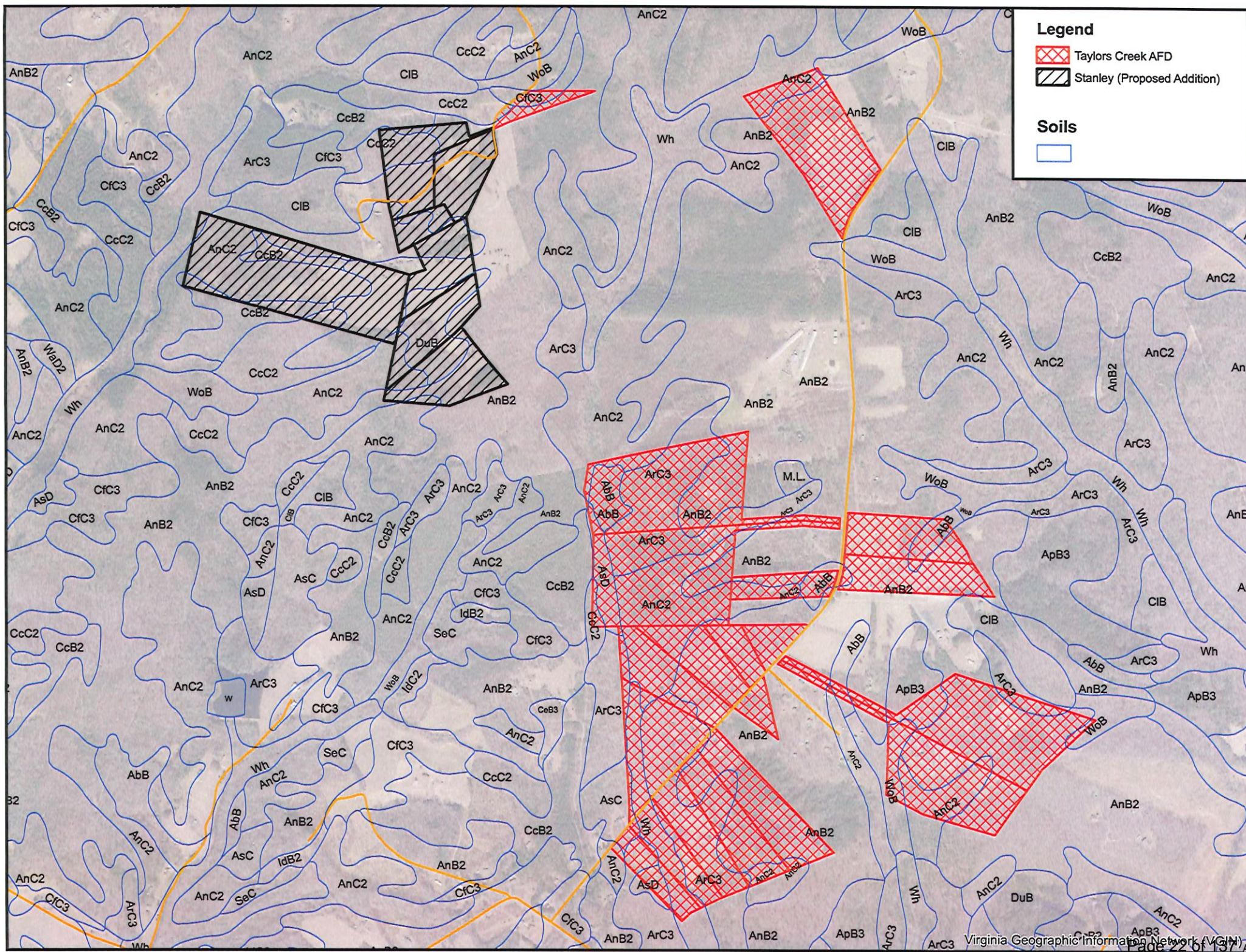
Legend

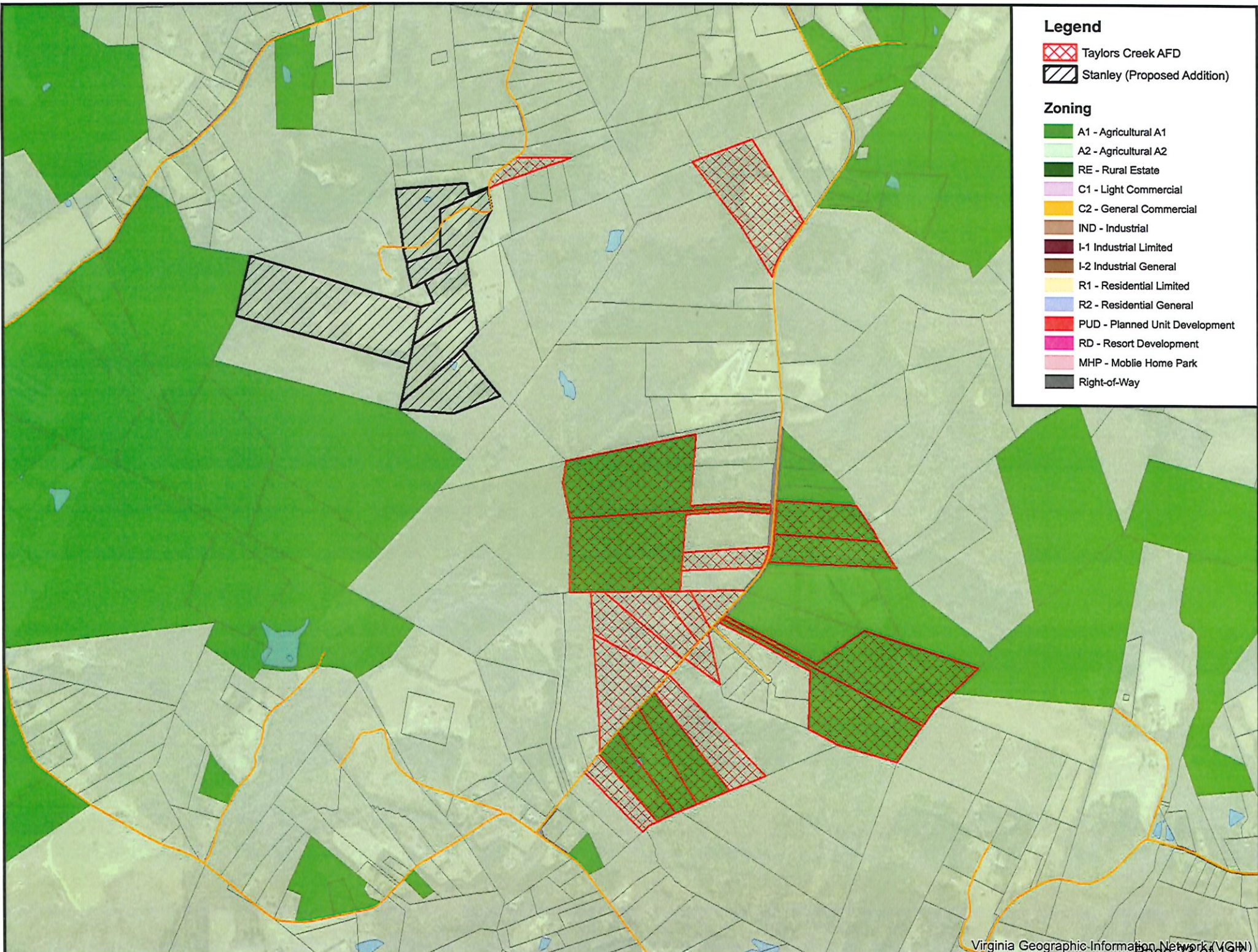
- Taylor's Creek AFD
- Stanley (Proposed Addition)

FLU - Future Land Use



- Industrial
- Low Density Residential
- Mixed Use







Legend

-  Taylors Creek AFD
-  Stanley (Proposed Addition)

Zoning

-  A1 - Agricultural A1
-  A2 - Agricultural A2
-  RE - Rural Estate
-  C1 - Light Commercial
-  C2 - General Commercial
-  IND - Industrial
-  I-1 Industrial Limited
-  I-2 Industrial General
-  R1 - Residential Limited
-  R2 - Residential General
-  PUD - Planned Unit Development
-  RD - Resort Development
-  MHP - Mobile Home Park
-  Right-of-Way

AMENDMENT

This amendment is to amend Chapter 86 Land Development Regulations, Section 86-501 Districts described to amend the existing Taylors Creek Agricultural and Forestal District to **add** the following property:

Sec. 86-501. - Districts described.

There are hereby established agricultural and forestal districts within the county as follows:

Taylor's Creek Agricultural and Forestal District	<u>TAX MAP PARCEL #</u>
	92-(5)4, (5)5, (5)6, (5)7, (5)8, (5)10, (5)11, (5)12, (5)13, (5)14B, (5)15; 92-(14)C1; 92-(15)4, (15)5, (15)7A, (15)9, (15)10, (15)13, (15)14; 92-(33)-1 91-20-2, 91-20-3, 91-20-4, 91-33, 91-34, 91-34A, 91-96

(Only the district affected by this ordinance is listed.)

TEXT LEGEND

Bolded Text = To Be Added

Regular Text = To Remain

~~Strikethrough Text~~ = To Be Removed

Red Text – For Information Purposes Only

County of Louisa, Virginia
Summary of Capital Improvement Projects
Fiscal Years 2027 - 2046

<div>Department</div>	<div>Project Title</div>	<div>Unencumbered FY2027 as of 11/4/25</div>	<div>Requested Fiscal Year 2027</div>	<div>Requested Fiscal Year 2028</div>	<div>Requested Fiscal Year 2029</div>	<div>Requested Fiscal Year 2030</div>	<div>Requested Fiscal Year 2031</div>	<div>Fiscal Year 2032-2036</div>	<div>Fiscal Year 2037-2041</div>	<div>Fiscal Year 2042-2046</div>	<div>Fiscal Year 2047 and Beyond</div>	<div>Project Totals</div>
Information Systems (12400)												
	Computer Hardware Purchases	\$0	\$80,000	\$84,000	\$88,200	\$92,610	\$97,240					\$442,050
	Phone System Replacement	\$0	\$20,000									\$20,000
	Server Operating System Licenses	\$0	\$100,000									\$100,000
	AS400 Replacement	\$0		\$75,000								\$75,000
	Treasurer/ Commissioner Software Replacement	\$299,935	\$151,000									\$450,935
	Total	\$299,935	\$351,000	\$159,000	\$88,200	\$92,610	\$97,240	\$0	\$0	\$0	\$0	\$1,087,985
Elections (13000)												
	Electronic PollBooks	\$20,000	\$20,000	\$20,000	\$23,000	\$23,000	\$23,000	\$125,000	\$125,000	\$130,000	\$130,000	\$639,000
	Total	\$20,000	\$20,000	\$20,000	\$23,000	\$23,000	\$23,000	\$125,000	\$125,000	\$130,000	\$130,000	\$639,000
Sheriff (31000)												
	Vehicle Replacements	\$124,826	\$650,000									\$774,826
	Car Computers & Docks	\$8,907	\$60,000									\$68,907
	Mobile Radar Units	\$20,700	\$30,000									\$50,700
	Emergency Lighting & Equipment for Patrol Cars	\$0	\$155,000									\$155,000
	In Car Camera	\$0	\$122,000									\$122,000
	Mobile Radios	\$0	\$60,000									\$60,000
	Total	\$154,432	\$1,077,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,231,432
Fire & EMS (32000)												
	Fire Apparatus Units	\$1,611,707	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000					\$6,611,707
	EMS/Rescue Apparatus Units	\$422,969	\$448,000									\$870,969
	Fire Training Center Building			\$2,940,000								\$2,940,000
	Rugged Radio Microphones		\$114,000									\$114,000
	New Station - Zion Crossroads Fire and Rescue Station		\$50,000	\$9,000,000								\$9,050,000
	New Station - Ferncliff Fire and Rescue Station		\$50,000	\$9,000,000								\$9,050,000
	FS5/LCVFD Building Renovation & Expansion		\$700,000									\$700,000
	FS3/BVFD HVAC Replacement	\$18,619	\$46,000									\$64,619
	RS3/LARS HVAC Replacement		\$30,000									\$30,000
	FS3/BVFD Roof Paint		\$7,400									\$7,400
	RS3/LARS Gutter Repair		\$20,000									\$20,000
	Pagers - All Volunteer Stations		\$30,000									\$30,000
	Total	\$2,053,295	\$2,495,400	\$21,940,000	\$1,000,000	\$1,000,000	\$1,000,000	\$0	\$0	\$0	\$0	\$29,488,695

<u>D e p t</u>	<u>Project Title</u>	<u>Unencumbered FY2027 as of 11/4/25</u>	<u>Requested Fiscal Year 2027</u>	<u>Requested Fiscal Year 2028</u>	<u>Requested Fiscal Year 2029</u>	<u>Requested Fiscal Year 2030</u>	<u>Requested Fiscal Year 2031</u>	<u>Fiscal Year 2032-2036</u>	<u>Fiscal Year 2037-2041</u>	<u>Fiscal Year 2042-2046</u>	<u>Fiscal Year 2047 and Beyond</u>	<u>Project Totals</u>
	General Services (41000/42000)											
	Landfill Closure Fund	\$1,919,200	\$175,000	\$175,000	\$175,000	\$175,000	\$175,000	\$875,000	\$875,000	\$875,000	\$175,000	\$5,594,200
	Landfill New Cell Development	\$1,919,698	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$1,250,000	\$1,250,000	\$1,250,000	\$250,000	\$7,169,698
	Replacement of County Vehicles	\$11,694	\$85,000					\$625,000				\$721,694
	MSW Waste Compactors for Refuse Centers	\$194,562	\$70,000					\$330,000	\$390,000			\$984,562
	Solid Waste Equipment Replacement	\$70,443	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$600,000	\$600,000	\$600,000	\$120,000	\$2,590,443
	Administration Parking Lot Repairs	\$5,000	\$400,000									\$405,000
	LED Lighting - Lighting replacements		\$81,000	\$75,000	\$75,000	\$50,000	\$50,000	\$250,000	\$250,000	\$250,000	\$50,000	\$1,131,000
	Louisa Family Practice Renovation			\$265,000								\$265,000
	Asphalt Existing General Services Parking Lot			\$45,000								\$45,000
	Woolfolk Bldg Parking Lot Paving				\$51,000							\$51,000
	HVAC Replacements		\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$1,000,000	\$1,000,000	\$1,000,000	\$200,000	\$4,200,000
	Animal Shelter - Building Addition		\$2,023,000									\$2,023,000
	General Services - Grounds Maintenance Shop		\$867,000									\$867,000
	Impound Lot - Storage Building		\$79,000									\$79,000
	Human Services - Parking Lot Addition				\$175,000							\$175,000
	Medical Center - Lower Level Improvements			\$500,000								\$500,000
	Refuse Sites - Internet Access & Cameras (Bells, Buckn	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000						\$100,000
	Refuse Sites - Replace Existing Buildings (one a year P	\$97,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$150,000				\$497,000
	Circuit Court - Lower Level File Storage Remodel			\$366,000								\$366,000
	Circuit Court - Landscaping			\$96,000								\$96,000
	Ogg Building- Front Concrete Replacement			\$109,000								\$109,000
	Grounds Maintenance Equipment		\$78,000	\$114,000	\$108,000	\$51,000						\$351,000
	Refuse Sites- Paving & Resealing		\$100,000	\$100,000	\$100,000	\$221,000						\$521,000
	Telehandler			\$65,000								\$65,000
	60' Articulating Boom Lift		\$32,000									\$32,000
	Airport - Maintenance Building			\$842,000								\$842,000
	Henson Building Improvements			\$225,000								\$225,000
	Access Management Key System Update			\$200,000								\$200,000
	Admin. Bldg. - County Attorney Remodel			\$332,000								\$332,000
	Library - New Fire Alarm Panel & Devices			\$80,000								\$80,000
	Medical Center Bldg Roof Replacement				\$211,000							\$211,000
	IGC Roof Replacement				\$450,000							\$450,000
	IGC Flooring & Wall Board Replacement				\$375,000							\$375,000
	Animal Shelter, FTC, Stor Bldg-Paving Parking Lot & Roadways				\$464,000							\$464,000
	District Court - New Fire Alarm Panel&Devices				\$33,000							\$33,000
	Old Jail - Replace Slate Roof				\$130,000							\$130,000
	Circuit Court Roof Replacement					\$275,000						\$275,000
	Ogg Building - Remodel Basement for Commonwealth Attorney							\$359,000				\$359,000
	Admin. Bldg. - New Fire Alarm Panel & Devices							\$76,000				\$76,000
												\$0
	Total	\$4,237,597	\$4,630,000	\$4,229,000	\$2,987,000	\$1,412,000	\$845,000	\$5,515,000	\$4,365,000	\$3,975,000	\$795,000	\$32,990,597

D e p t	Project Title	Unencumbered FY2027 as of 11/4/25	Requested Fiscal Year 2027	Requested Fiscal Year 2028	Requested Fiscal Year 2029	Requested Fiscal Year 2030	Requested Fiscal Year 2031	Fiscal Year 2032-2036	Fiscal Year 2037-2041	Fiscal Year 2042-2046	Fiscal Year 2047 and Beyond	Project Totals
LC Public Schools (61000)												
	Garage Equipment/Tools	\$0		\$10,000	\$10,000	\$10,000	\$10,000	\$50,000	\$50,000	\$50,000	\$25,000	\$215,000
	Cafeteria Equipment Replacement	\$12,126	\$140,000	\$35,000	\$35,000	\$35,000	\$35,000	\$140,000	\$220,000	\$300,000	\$82,000	\$1,034,126
	Digital Camera System/Security Cameras	\$27,252	\$20,000	\$25,000	\$25,000	\$20,000	\$20,000	\$100,000	\$125,000	\$150,000	\$23,000	\$535,252
	Maintenance Vehicle Replacement	\$46,000	\$46,000	\$46,000	\$46,000	\$50,000	\$50,000	\$250,000	\$275,000	\$300,000	\$46,000	\$1,155,000
	School Bus Purchases & Bus Equipment	\$612,058	\$875,000	\$900,000	\$900,000	\$900,000	\$900,000	\$4,500,000	\$4,775,000	\$5,000,000	\$873,000	\$20,235,058
	Technology	\$500	\$585,000	\$500,000	\$500,000	\$600,000	\$600,000	\$3,000,000	\$2,750,000	\$3,000,000	\$334,000	\$11,869,500
	Program/Fleet Vehicle Purchases	\$71,925	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$250,000	\$250,000	\$250,000	\$50,000	\$1,121,925
	HVAC	\$76,032	\$500,000	\$1,250,000	\$3,018,750	\$915,000	\$4,575,000	\$4,500,000	\$5,000,000	\$3,000,000	\$734,550	\$23,569,332
	Flooring/Carpet	\$10,283	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$125,000	\$137,500	\$150,000	\$22,400	\$570,183
	LED Lighting	\$55,422	\$75,000	\$55,000	\$55,000	\$55,000	\$55,000	\$275,000	\$287,500	\$300,000	\$50,200	\$1,263,122
	Restrooms	\$0	\$50,000	\$42,500	\$32,500	\$30,000	\$30,000	\$150,000	\$175,000	\$200,000	\$25,000	\$735,000
	Roof System Replacement	\$0	\$75,000	\$75,000	\$75,000	\$30,000	\$150,000	\$150,000	\$750,000	\$125,000	\$45,000	\$1,475,000
	Asphalt/Parking Additions/Repairs	\$0	\$75,000	\$20,000	\$20,000	\$20,000	\$20,000	\$100,000	\$90,000	\$100,000	\$189,400	\$634,400
	Plumbing/Boilers	\$0				\$35,000	\$35,000	\$80,000	\$80,000	\$80,000	\$16,000	\$326,000
	Turf Maintenance Mower	\$0		\$30,000	\$30,000	\$30,000	\$95,000	\$185,000	\$185,000	\$185,000	\$65,000	\$805,000
	Cabinets	\$0				\$50,000	\$50,000	\$250,000	\$250,000		\$0	\$600,000
	Refinish LCHS Stage	\$0									\$3,300	\$3,300
	Resurface LCHS Track	\$0			\$150,000						\$15,000	\$165,000
	Elementary School Refurbish	\$17,500									\$1,800	\$19,300
	TES Locks	\$0									\$8,000	\$8,000
	Safety & Security	\$70,930	\$85,000	\$85,000	\$85,000	\$85,000	\$85,000	\$420,000	\$420,000	\$420,000	\$0	\$1,755,930
	Classroom Furniture	\$0	\$15,000								\$0	\$15,000
	Field/Complex Maintenance/Replacements	\$0	\$50,000	\$30,000	\$30,000	\$30,000	\$30,000	\$150,000	\$150,000	\$150,000	\$150,000	\$770,000
	Elementary School	\$0	\$0	\$52,000,000								\$52,000,000
	LCHS Renovations	\$0		\$500,000								\$500,000
	Standby Generator-Jouett Elementary	\$0		\$129,000								\$129,000
	LCMS Remodel/Refurbishment	\$0								\$5,200,000	\$5,200,000	\$10,400,000
	CTE Center Remodel/Refurbishment	\$0								\$5,000,000	\$5,000,000	\$10,000,000
	Cleaning Equipment	\$0	\$150,000									\$150,000
	Standby Generator CO	\$0		\$178,000								\$178,000
	Gas Pump Replacement - JES/TES	\$0	\$73,000									\$73,000
	CTE Automotive Lifts	\$0		\$50,000	\$50,000							\$100,000
	Bleachers	\$0	\$95,000									\$95,000
	Modular Classrooms	\$0		\$250,000								\$250,000
		\$0										\$0
	Total	\$1,000,029	\$2,984,000	\$56,285,500	\$5,137,250	\$2,970,000	\$6,815,000	\$14,675,000	\$15,970,000	\$23,960,000	\$12,958,650	\$142,755,429
Parks and Recreation (71000)												
	Parks & Rec LT CIP Project Reserves	\$1,600,000	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	\$2,000,000	\$2,000,000	\$2,000,000	\$400,000	\$10,000,000
	BQC Gym Flooring	\$0	\$120,000									\$120,000
												\$0
	Total	\$1,600,000	\$520,000	\$400,000	\$400,000	\$400,000	\$400,000	\$2,000,000	\$2,000,000	\$2,000,000	\$400,000	\$10,120,000

<u>D e p t</u>	<u>Project Title</u>	<u>Unencumbered FY2027 as of 11/4/25</u>	<u>Requested Fiscal Year 2027</u>	<u>Requested Fiscal Year 2028</u>	<u>Requested Fiscal Year 2029</u>	<u>Requested Fiscal Year 2030</u>	<u>Requested Fiscal Year 2031</u>	<u>Fiscal Year 2032-2036</u>	<u>Fiscal Year 2037-2041</u>	<u>Fiscal Year 2042-2046</u>	<u>Fiscal Year 2047 and Beyond</u>	<u>Project Totals</u>
Transportation Investments (82000)												
												\$0
	Total	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Community Development (81000)												
	Replacement of Comm Dev Fleet Vehicles	\$0	\$400,000									\$400,000
	Total	\$0	\$400,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$400,000
Louisa County Water Authority (83000)												
	Bowler's Mill Dam Improvements	\$1,578,043	\$250,000	\$171,957								\$2,000,000
	LRWWTP Ammonia-Nitrogen	\$1,750,500	\$249,500									\$2,000,000
	Total	\$3,328,543	\$499,500	\$171,957	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,000,000
Louisa County Airport												
	Airport Rotating Beacon		\$5,200									\$5,200
	Terminal Flooring Replacement		\$0									\$0
	Terminal Roof Replacement		\$140,000									\$140,000
	Master Plan Update		\$8,000									\$8,000
	South Side Apron, Taxiways & Hanger Site (Constr.)			\$150,000								\$150,000
	South Side Access Road & Auto Parking Design			\$38,000								\$38,000
	South Side Access Road & Auto Parking (Constr.)			\$150,000								\$150,000
	South Side Development(Ph2) Environmental Assessment			\$6,000								\$6,000
	South Side Develop - T-Hanger Buildings (Constr.)			\$1,500,000								\$1,500,000
	Northwest T-Hanger Site & Access Road (Plan Mod/Bidding)			\$36,000								\$36,000
	Northwest T-Hanger Site & Access Road (Constr.)				\$165,000							\$165,000
	Northwest T-Hanger Building (Constr.)				\$600,000							\$600,000
	South Side Taxiway Extension & Apron (Design)					\$6,000						\$6,000
	South Side Taxiway Extension & Apron (Constr.)					\$40,000						\$40,000
	Total	\$0	\$153,200	\$1,880,000	\$765,000	\$46,000	\$0	\$0	\$0	\$0	\$0	\$2,844,200
Long Term Projects (91000)												
		\$0										\$0
	Total	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Grand Total of Projects		\$12,693,831	\$13,130,100	\$85,085,457	\$10,400,450	\$5,943,610	\$9,180,240	\$22,315,000	\$22,460,000	\$30,065,000	\$14,283,650	\$225,557,338



COUNTY OF LOUISA

COMMUNITY DEVELOPMENT

(540) 967-3430

Fax (540) 967-3486

www.louisacounty.gov

TO: Members, Louisa County Planning Commission
FROM: Staff, Community Development Department
SUBJECT: Proposed Amendments to Chapter 86. Land Development Regulations; Appendix
A. Fee Schedule
DATE: February 2, 2026

The purpose of the proposed amendments include a residential building modification fee for requests received for modifications to a specific code section or reference within the VAUSBC; to update the current fee schedule adopted September 2024 to correct scrivener's errors related to fees that were not transposed to the final documents for temporary certificate of occupancy renewals, residential temporary electrical service, residential service upgrades; and to include a fee for re-review of development (zoning) permits for an application change submitted by the applicant/owner.

DRAFT AMENDMENT

Chapter 86. Land Development Regulations
Appendix A. Fees

The purpose of this amendment includes a residential building modification fee for requests received for modifications to a specific code section or reference within the VAUSBC; update the current fee schedule adopted September 2024 to correct scrivener's errors related to fees that were not transposed to the final documents; and to include a fee for re-review of development (zoning) permits for an application change submitted by the applicant/owner.

THESE REGULATIONS APPLY THROUGHOUT ALL OF LOUISA COUNTY; and are proposed pursuant to Va. Code §§ 15.2-2285 and 15.2-2286.

Chapter 86. Land Development Regulations

Appendix A. Fee Schedule

BUILDING DIVISION FEES	
RESIDENTIAL	
Residential Modification Request	\$100.00
Each C/O renewal (temporary)	\$50.00 \$75.00
Temporary electrical service	\$50.00 \$75.00
Electrical service upgrade	\$50.00 \$75.00
COMMERCIAL	
Commercial Modification Request	\$150.00 \$200.00
ZONING DIVISION FEES	
Zoning Permit	
Review for Modification	½ of Original Zoning Permit Fee

****Only those fees proposed for amendment are included in this table. All other fees are to remain unchanged.**

**BOARD OF SUPERVISORS
COUNTY OF LOUISA
RESOLUTION**

At a regular meeting of the Board of Supervisors of the County of Louisa held in the Louisa County Public Meeting Room at 5:00 PM on the 20th day of January 2026, at which the following members were present, the following resolution was adopted by a majority of all members of the Board of Supervisors, the vote being recorded in the minutes of the meeting as shown below:

RESULT:	Passed
MOVER:	Chairman, Board of Supervisor - Mineral District Duane Adams
SECONDER:	Board of Supervisors - Green Springs District Rachel Jones
AYES:	Duane Adams, Tommy Barlow, R.T. "Toni" Williams, Rachel Jones,
NAYS:	Fitzgerald Barnes, Manning Woodward, Christopher McCotter
ABSTAIN:	None
	None

**A RESOLUTION AUTHORIZING A REFERRAL TO LOUISA COUNTY PLANNING
COMMISSION TO RECOMMEND THE REMOVAL OF THE TECHNOLOGY
OVERLAY DISTRICT (TOD) DESIGNATION FROM THE ASSEMBLAGE OF
ACREAGES KNOWN AS THE FISHER CHEWNING AND COOKE RAIL
PROPERTIES**

WHEREAS, the Louisa County Board of Supervisors adopted the Technology Overlay District (TOD) by ORD2023-6 to encourage and support technology-oriented and employment-centered development in designated areas of the County; and

WHEREAS, assemblage of acreages known as the Fisher Chewning, and Cooke Rail properties are currently designated within the Technology Overlay District and remains undeveloped; and

WHEREAS, the Fisher Chewning Technology Overlay District includes the following tax parcels: 58-3; 58-7-3; 42-81; 58-17; 42-93; 42-86; 42-83; 42-82; 42-84; 42-14-12; and

WHEREAS, the Cooke Rail Technology Overlay District includes the following tax parcels 42-13; 42-23; 42-24; 42-30; 42-59B; 42-12-1; 42-60; 42-16-1; 42-16-2; 42-16-3; 42-16-4; 42-16-5; 42-16-6; 42-16-7; 42-16-8; 42-16-9; 42-16-11; 42-16-12; 42-16-13; 42-16-14; 42-16-15; 42-16-16; 42-16-17; 42-16-18; 42-16-19; 42-16-20; 42-16-21; 42-16-22; 42-16-23; 42-16-24; 42-16-25; 46-16-26; 42-16-27; 42-16-28; 42-16-29; 42-68; 42-14; 42-21; 42-22; 41-234A; 42-4C; 42-3; 42-18; 42-20; 42-19; 42-15; 42-1; 27-91; 27-92; 27-93; 42-17; and

WHEREAS, the Louisa County Comprehensive Plan and Zoning Ordinance allow for review and amendment of overlay district designations to ensure consistency with adopted land use policies, environmental stewardship goals, and realistic development potential; and

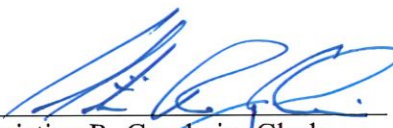
WHEREAS, the Board of Supervisors desires to refer this matter to the Louisa County Planning Commission for review and a recommendation regarding the removal of the Technology Overlay District (TOD) designation from the Fisher Chewning and Cooke Rail properties.

NOW, THEREFORE, BE IT RESOLVED, on this 20th day of January 2026, that the Louisa County Board of Supervisors hereby directs the Planning Commission to:

1. Review and evaluate the appropriateness of removing the Technology Overlay District (TOD) designation from the Fisher Chewning and Cooke Rail Properties;
2. If necessary, consider alternative zoning classifications to maintain the underlying zoning district, as appropriate, in a manner consistent with land preservation, conservation objectives, and the Comprehensive Plan;
3. Conduct all required public hearings and analyses in accordance with state law and County ordinances; and
4. Provide a recommendation to the Board of Supervisors regarding any proposed zoning map amendment or related ordinance changes resulting from this review.

BE IT FURTHER RESOLVED, that this referral shall be placed on the Planning Commission agenda at the earliest practicable meeting.

A Copy, teste:



Christian R. Goodwin, Clerk
Board of Supervisors
Louisa County, Virginia

Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	
<u>Gum Spring</u>	<u>Shannon Hill</u>	<u>Fisher-Chewning</u>	<u>Rt. 33 Assemblage</u>	<u>Haley Drive</u>	<u>IDA/Cooke Foundation</u>	
100-117	79-36	58-3	58-11C	30-48	42-13	42-16-19
100-110	79-2-B	58-7-3	58-30B	30-3-A	42-23	42-16-20
100-115	79-2-A	42-81	58-30C	30-3-B	42-24	42-16-21
100-111	79-34	58-17	58-30	30-54	42-30	42-16-22
100-113	79-33	42-93	58-32	30-56	42-59B	42-16-23
100-112	79-35	42-86	70-47		42-12-1	42-16-24
96-40	79-12	42-83	70-48		42-60	42-16-25
96-43	79-11	42-82			42-16-1	42-16-26
100-118	79-10	42-84	71-1*		42-16-2	42-16-27
100-119		42-14-12	71-3*		42-16-3	42-16-28
100-120					42-16-4	42-16-29
100-121	Removed 08/05/2024	Public Hearing for Potential Removal			42-16-5	42-68
96-45					42-16-6	42-14
96-46					42-16-7	42-21
96-47					42-16-8	42-22
100-125					42-16-9	41-234A
100-2-A					42-16-11	42-4C
100-129					42-16-12	42-3
101-9					42-16-13	42-18
100-130					42-16-14	42-20
101-10					42-16-15	42-19
					42-16-16	42-15
					42-16-17	42-1
					42-16-18	27-91
						27-92
						27-93
						42-17

96-39*

96-44*

96-114*

Removed 08/05/2024

Public Hearing for
Potential Removal

**BOARD OF SUPERVISORS
COUNTY OF LOUISA
ORDINANCE**

At a regular meeting of the Board of Supervisors of the County of Louisa held in the Louisa County Public Meeting Room at 5:00 PM on the 3rd day of April 2023, at which the following members were present, the following ordinance was adopted by a majority of all members of the Board of Supervisors, the vote being recorded in the minutes of the meeting as shown below:

RESULT:	APPROVED [6 TO 1]
MOVER:	Fitzgerald A. Barnes, Patrick Henry District Supervisor
SECONDER:	Eric F. Purcell, Louisa County Supervisor
AYES:	Barlow, Barnes, Purcell, Williams, Adams, Jones
NAYS:	Willie L. Gentry Jr.

**AN ORDINANCE LDR 2023-01; PROPOSED AMENDMENT TO CHAPTER 86. LAND
DEVELOPMENT REGULATIONS, TO SECTION 86-330, AND FOLLOWING, TO
ESTABLISH THE TECHNOLOGY OVERLAY DISTRICT (TOD)**

WHEREAS, the creation of a Technology Overlay District (TOD) would permit certain primary and accessory uses by right, subject to restrictions and standards for campus size and location, and the design of buildings, buffers, setbacks, lighting, landscaping, and open space; and

WHEREAS, the Planning Commission held a public hearing on March 9, 2023, and voted 7-0 that the public necessity, convenience, general welfare, or good zoning practice compels it to make a recommendation of approval to the Board of Supervisors on the proposed amendments to Section 86-330 and following sections, with the recommendations noted below; and

WHEREAS, the Planning Commission recommended the definitions proposed in Section 86-330 to establish the Technology Overlay District be defined in further detail by the Board of Supervisors. The Planning Commission also requested the Louisa County Board of Supervisors to apply Section 51-3 Unnecessary noises enumerated to the proposed Technology Overlay District; and

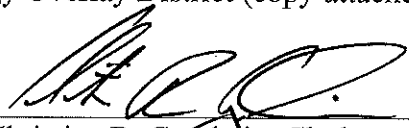
WHEREAS, the district is proposed to include the following properties: 27-91, 92, and 93; 30-48, 54, and 56; 30-3-A and B; 41-234A; 41-234A; 42-1, 3, 4C, 13, 14, 15, 17-24, 30, 59B, 60, 68, 81 through 84, 86, 93; 42-12-1; 42-14-12; 42-16-1 through 9, 11 through 29; 58-3, 11C, 17, 30, 30B, 30C, 32; 58-7-3; 70-47, 48; 71-1, 3; 79-10, 11, 12, 33, 34, 35, 36; 79-2-A and B; 96-39, 40, 43 through 47; 100-110 through 115, 117 through 121; 125, 129, 130; 100-2-A; 101-9, 10; and

WHEREAS, This will be accomplished by the creation of Section 86-330 within Chapter

86 of the Land Development Regulations.

NOW, THEREFORE, BE IT ORDAINED, on this 3rd day of April 2023, that the Louisa County Board of Supervisors approves the adoption of Section 86-330, and following sections, to establish the Technology Overlay District (copy attached).

A Copy, teste:

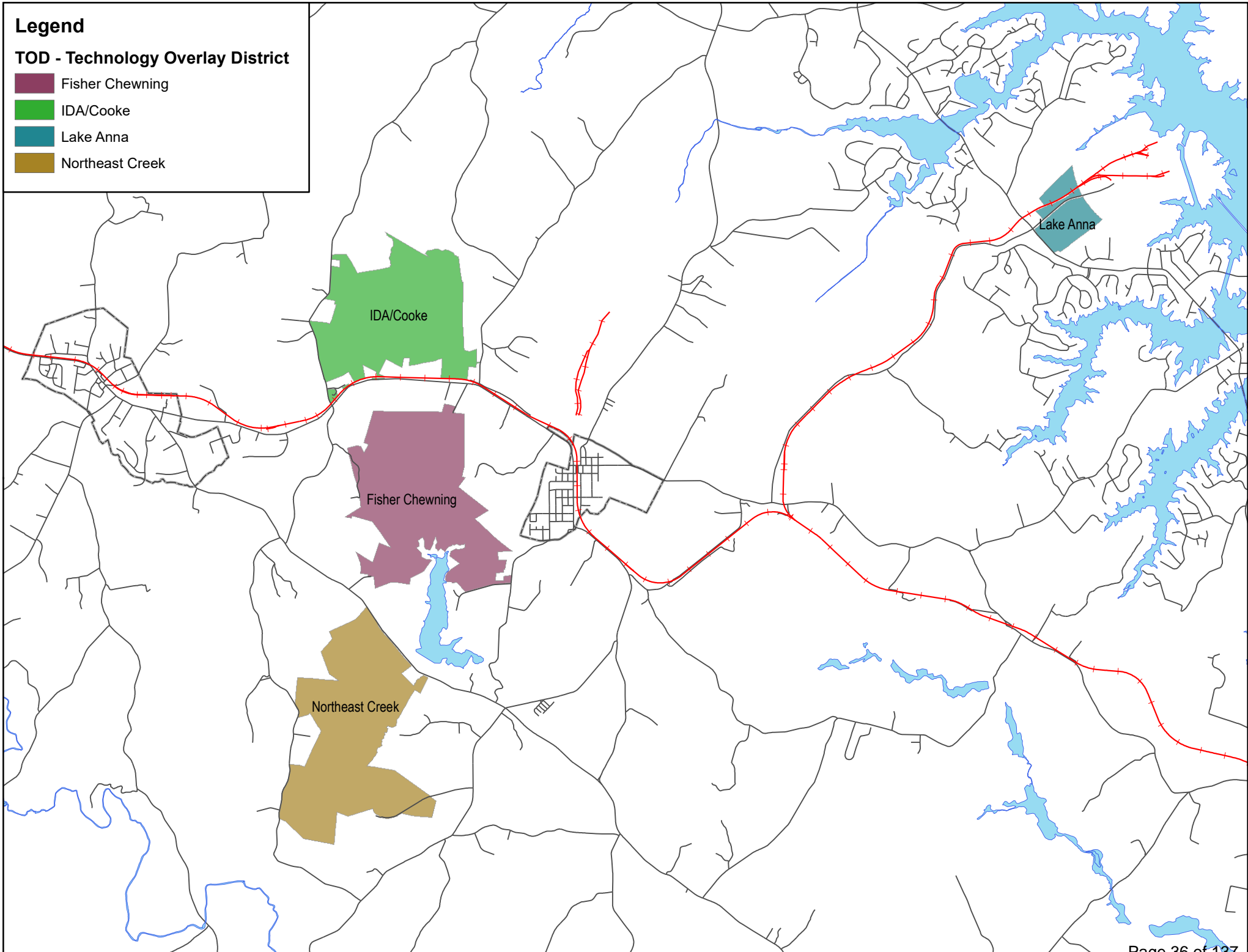


Christian R. Goodwin, Clerk
Board of Supervisors
Louisa County, Virginia

Legend




TOD - Technology Overlay District

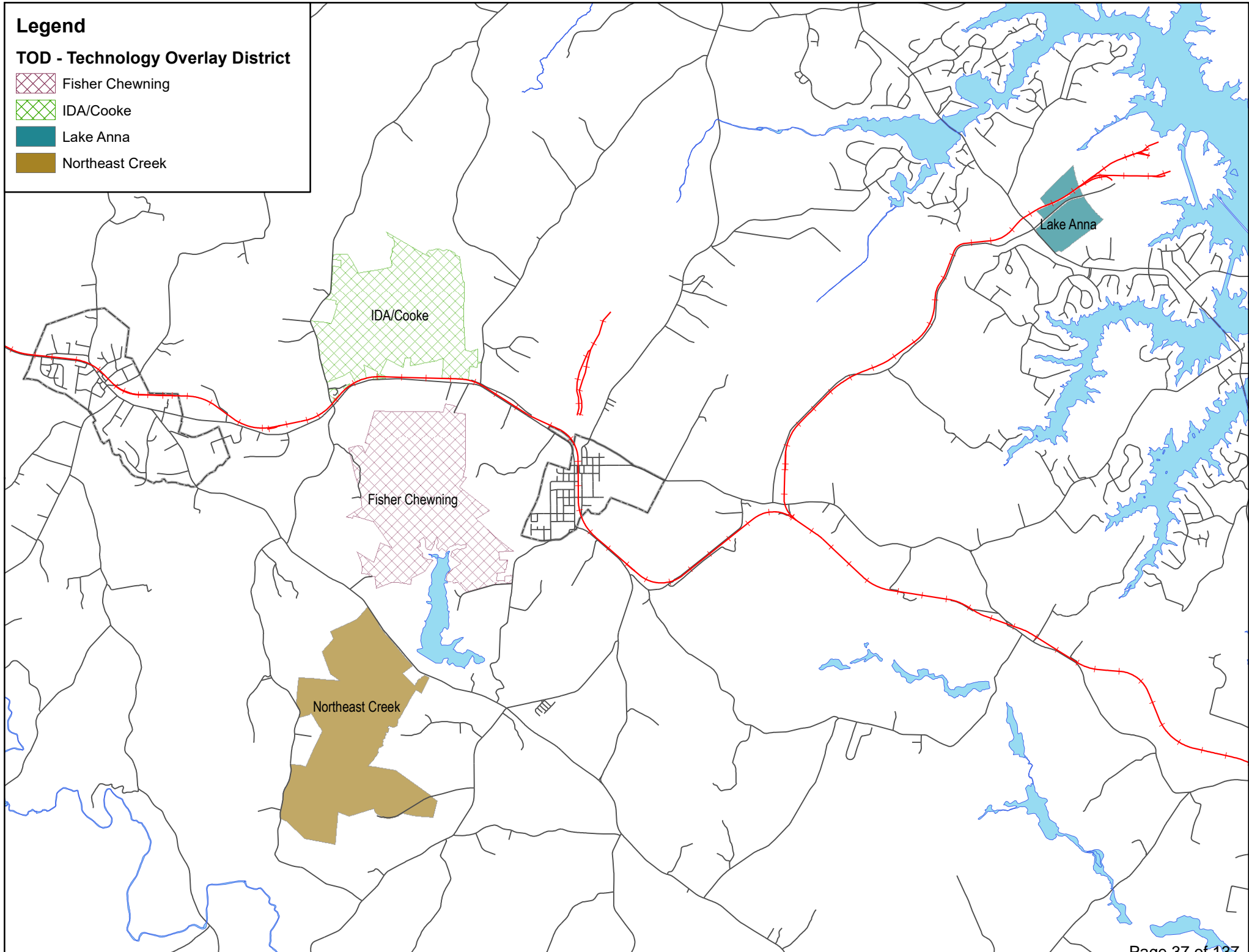
- Fisher Chewning
- IDA/Cooke
- Lake Anna
- Northeast Creek



Legend



TOD - Technology Overlay District

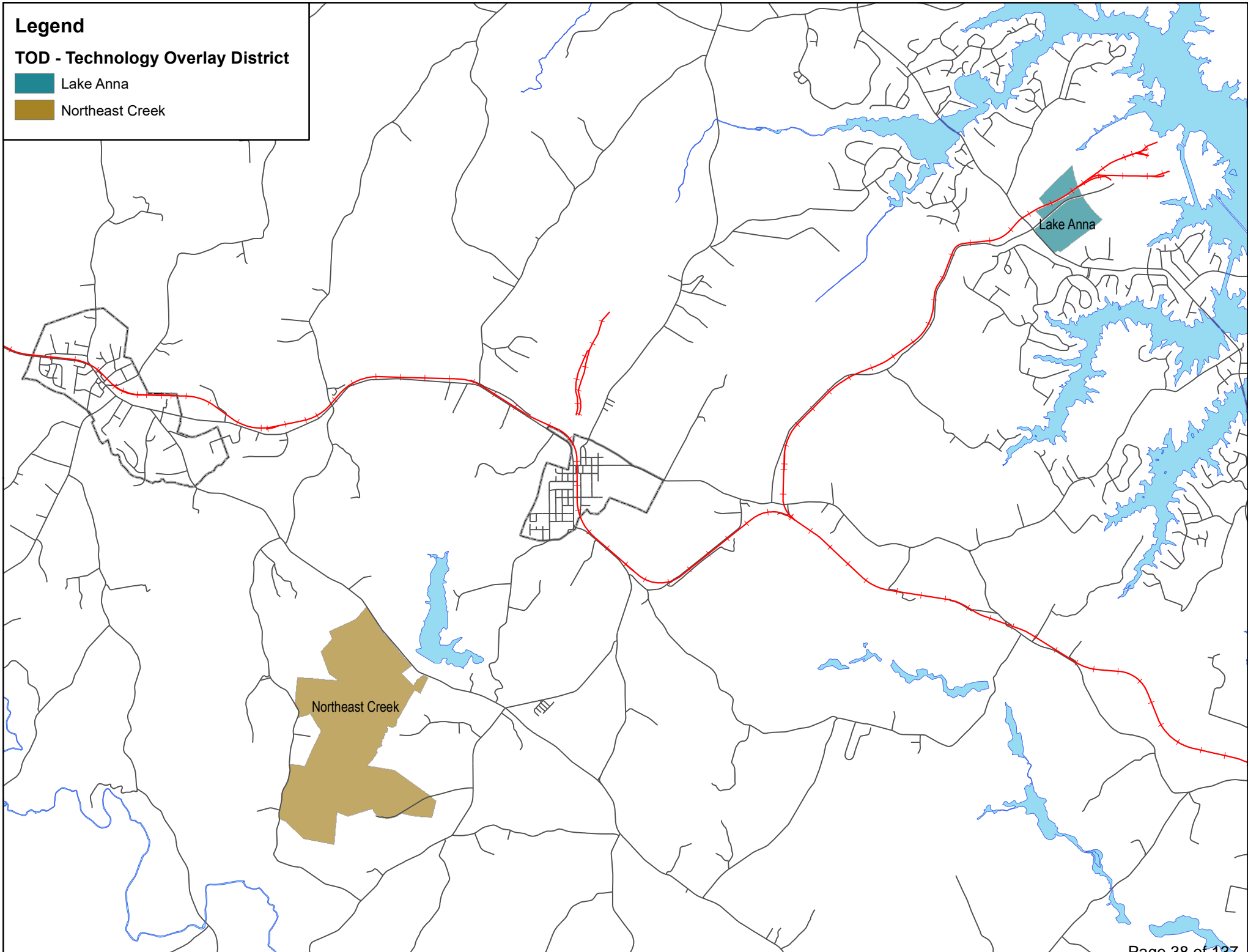
-  Fisher Chewning
-  IDA/Cooke
-  Lake Anna
-  Northeast Creek



Legend

TOD - Technology Overlay District

-  Lake Anna
-  Northeast Creek





COUNTY OF LOUISA

COMMUNITY DEVELOPMENT

www.louisacounty.gov

(540) 967-3430

Fax (540) 967-3486

SENT BY CERTIFIED MAIL

January 22, 2026

Amazon Data Services, Inc.
P.O. Box 81226
Seattle, WA 98108

To Whom It May Concern:

At a regular meeting of the Louisa County Board of Supervisors held January 20, 2026, the Board adopted a resolution authorizing a referral to the Louisa County Planning Commission to discuss the removal of the Technology Overlay District (TOD) designation from the assemblage of acreage known as the Fisher-Chewning property. The TOD was originally approved by Ordinance Resolution (ORD2023-6) adopted April 3, 2023.

The Fisher Chewning Technology Overlay District includes the following tax parcels: 58-3; 58-7-3; 42-81; 58-17; 42-93; 42-86; 42-83; 42-82; 42-84; 42-14-12; and is located between Jefferson Highway (U.S. Route 33) and Davis Highway (Route 22), primarily in the Mineral Election District.

This notice is to also advise that the Louisa County Planning Commission will hold a public hearing on February 12, 2026, at 7:00 p.m. in the Louisa County Public Meeting Room, at 1 Woolfolk Avenue, Louisa Virginia 23093 on the above referenced matter.

Should you have questions or require further information, please contact our office.

Sincerely,

Linda L. Buckler

Linda Buckler
Director of Community Development

/llb



COUNTY OF LOUISA
COMMUNITY DEVELOPMENT
www.louisacounty.gov

(540) 967-3430

Fax (540) 967-3486

SENT BY CERTIFIED MAIL

January 22, 2026

Dustin Madison, Chairman
Louisa County Industrial Development Authority
1 Woolfolk Avenue, STE 302
Louisa, Virginia 23093

Rail Park North, LLC
P.O. Box 462
Louisa, Virginia 23093

To Whom It May Concern:

At a regular meeting of the Louisa County Board of Supervisors held January 20, 2026, the Board adopted a resolution authorizing a referral to the Louisa County Planning Commission to discuss the removal of the Technology Overlay District (TOD) designation from the assemblage of acreage known as the Cooke Rail property. The TOD was originally approved by Ordinance Resolution (ORD2023-6) adopted April 3, 2023.

Cooke Rail Technology Overlay District includes the following tax parcels 42-13; 42-23; 42-24; 42-30; 42-59B; 42-12-1; 42-60; 42-16-1; 42-16-2; 42-16-3; 42-16-4; 42-16-5; 42-16-6; 42-16-7; 42-16-8; 42-16-9; 42-16-11; 42-16-12; 42-16-13; 42-16-14; 42-16-15; 42-16-16; 42-16-17; 42-16-18; 42-16-19; 42-16-20; 42-16-21; 42-16-22; 42-16-23; 42-16-24; 42-16-25; 42-16-26; 42-16-27; 42-16-28; 42-16-29; 42-68; 42-14; 42-21; 42-22; 41-234A; 42-4C; 42-3; 42-18; 42-20; 42-19; 42-15; 42-1; 27-91; 27-92; 27-93; 42-17; and is located north of Davis Highway (Route 22, between Chalklevel Road (Route 625) and Chopping Road (Route 623), primarily in the Mineral Election District.

This notice is to also advise that the Louisa County Planning Commission will hold a public hearing on February 12, 2026, at 7:00 p.m. in the Louisa County Public Meeting Room, at 1 Woolfolk Avenue, Louisa Virginia 23093 on the above referenced matter.

Should you have questions or require further information, please contact our office.

Sincerely,

Linda L. Buckler

Linda Buckler
Director of Community Development

/llb

Cc: Andy Wade, Economic Development Director awade@louisacounty.gov



COUNTY OF LOUISA
COMMUNITY DEVELOPMENT
www.louisacounty.com

(540) 967-3430

Fax (540) 967-3486

January 21, 2026

PUBLIC HEARING NOTICE

Proposed Amendments to ORD2023-06 to Remove Assemblage of Acreages in the Technology Overlay District (TOD) Described as Fisher Chewning and Cooke Rail

Dear Property Owner:

You have been identified as an adjoining property owner to one of the currently designated Technology Overlay Districts. This notice is to advise that the Louisa County Planning Commission will hold a public hearing on February 12, 2026, at 7:00 p.m. in the Louisa County Public Meeting Room, at 1 Woolfolk Avenue, Louisa Virginia 23093, in reference to the following:

Proposed Amendments to ORD2023-06 to Remove Assemblage of Acreages in the Technology Overlay District (TOD) Described as Fisher Chewning and Cooke Rail

Proposed amendments to remove assemblage of acreage that comprises two (2) adopted TOD sites, known as “Fisher Chewning” and “Cooke Rail” and approved by Ordinance Resolution (ORD2023-6) adopted April 3, 2023. The Fisher Chewning and Cooke Rail Technology Overlay Districts are described as follows:

Fisher Chewning Technology Overlay District includes the following tax parcels: 58-3; 58-7-3; 42-81; 58-17; 42-93; 42-86; 42-83; 42-82; 42-84; 42-14-12; and is located between Jefferson Highway (U.S. Route 33) and Davis Highway (Route 22), primarily in the Mineral Election District.

Cooke Rail Technology Overlay District includes the following tax parcels 42-13; 42-23; 42-24; 42-30; 42-59B; 42-12-1; 42-60; 42-16-1; 42-16-2; 42-16-3; 42-16-4; 42-16-5; 42-16-6; 42-16-7; 42-16-8; 42-16-9; 42-16-11; 42-16-12; 42-16-13; 42-16-14; 42-16-15; 42-16-16; 42-16-17; 42-16-18; 42-16-19; 42-16-20; 42-16-21; 42-16-22; 42-16-23; 42-16-24; 42-16-25; 42-16-26; 42-16-27; 42-16-28; 42-16-29; 42-68; 42-14; 42-21; 42-22; 41-234A; 42-4C; 42-3; 42-18; 42-20; 42-19; 42-15; 42-1; 27-91; 27-92; 27-93; 42-17; and is located north of Davis Highway (Route 22, between Chalklevel Road (Route 625) and Chopping Road (Route 623), primarily in the Mineral Election District.

Ways to participate:

You may join the meeting in-person to provide public comment or submit a comment in writing to PlanningZoning@louisa.org, or 1 Woolfolk Ave, Suite 201, Louisa VA 23093 (Attn: D. Johnson). Written comments received by 5pm on the meeting date will be acknowledged and put into the official meeting record at the Commission’s discretion. You may also watch the meeting live online by visiting www.louisacounty.com and look for the live meetings under the Government tab.

BY ORDER OF:
JOHN DISOSWAY, CHAIRMAN
LOUISA COUNTY PLANNING COMMISSION



**PLANNING COMMISSION
COUNTY OF LOUISA
RESOLUTION**

On the motion of , seconded by , which carried a vote of , the following resolution was adopted:

A RESOLUTION IN APPRECIATION OF GORDON BROOKS

WHEREAS, Gordon Brooks was appointed to the Louisa County Planning Commission as the representative for the Mountain Road District and served four (4) terms from January 2010 through December 2025, and served as Vice-Chairman for three (3) years in 2018, 2019 and 2020; and

WHEREAS, through his leadership, dedication, knowledge and expertise as a Planning Commission member, Gordon Brooks served and represented all citizens of Louisa County during that time, resulting in many accomplishments; and

WHEREAS, among his many accomplishments he was the active leadership in the Planning Commission and Louisa County community for the Louisa County Comprehensive Plan, the guiding document for future growth of the County, and the Land Development Regulations, the zoning requirements for future growth; and

WHEREAS, during his tenure Mr. Brooks served the Planning Commission well and offered unique insights and perspective into the discussions and deliberations of the Commission that best served the needs of the residents of Louisa County; and

WHEREAS, because of his knowledge and understanding of the community and the zoning laws and regulations of Louisa County, Mr. Brooks acted on requests in a manner that was in harmony with the intended spirit and purpose of the ordinances and kept his primary concern for the safety and welfare of all the citizens of Louisa County; and

WHEREAS, his tireless efforts and enthusiasm in representing Louisa County earned him the respect of local residents and fellow Commission members and served as an outstanding example of public service to the County; and

WHEREAS, the Commission gratefully acknowledges his efforts in bringing a sensible and reasonable approach to the application of County ordinances and holds in high regard the distinction and service he gave on behalf of the citizens of the County.

NOW, THEREFORE BE IT RESOLVED, on this 12th day of February 2026, that the Louisa County Planning Commission hereby recognizes and extends their appreciation and thanks to Gordon Brooks for his many years of dedicated service and leadership as the Planning Commission member representing the Mountain Road District.

BY ORDER OF:

JOHN DISOSWAY, CHAIRMAN
LOUISA COUNTY PLANNING COMMISSION
LOUISA COUNTY, VIRGINIA



COUNTY OF LOUISA

COMMUNITY DEVELOPMENT

(540) 967-3430

Fax (540) 967-3486

www.louisacounty.gov

STAFF MEMORANDUM

TO: Planning Commission
FROM: Community Development Staff
DATE: February 3, 2026
SUBJECT: Residential Growth Management Ordinance (ORD) – Policy Context and Rationale for Ordinance Revisions Outside Designated Growth Areas

I. Purpose of This Memorandum

The purpose of this memorandum is to explain the policy context, data foundation, and planning rationale underlying the proposed Residential Growth Management Ordinance (ORD) revisions currently under review. The ordinance amendments are intended to slow the pace of residential growth outside designated Growth Areas, align growth patterns with documented infrastructure capacity, and preserve the rural character of the County, consistent with resident expectations identified through the Comprehensive Plan public engagement process.

II. Background and Why This Discussion Is Occurring Now

A. Existing Growth Pressures and Infrastructure Impacts

Over the past decade, the County has experienced sustained residential growth, placing increasing pressure on public facilities and services. Documented impacts include:

- **School capacity constraints**, including the use of trailers at multiple schools, recent additions to both an elementary and middle school, and the anticipated need for additional elementary school expansions or a new elementary school.
- **Public safety service demands**, including increased Fire & EMS and Sheriff call volumes and expanded service areas.
- **Animal shelter capacity challenges** associated with population growth.
- **Solid waste and recycling impacts**, including the need to amend landfill permits to increase daily waste handling capacity from approximately 75 tons per day to 200 tons per day based on recent growth and usage trends.

These impacts reflect operational pressures that are occurring in advance of, or independent from, major capital expansion decisions.

B. Existing Zoning Already Allows Significant Additional Growth

Recent parcel-level analysis demonstrates that a substantial amount of residential growth is already embedded within existing zoning regulations:

- Approximately 9,347 parcels countywide are currently eligible for residential development by right without any new divisions or rezonings.
- Nearly 73 percent of remaining residential capacity is located outside designated Growth Areas.
- A-1 and A-2 rural zoning districts account for the majority of remaining buildable parcels, with over 70 percent of A-1/A-2 parcels without dwellings located outside Growth Areas.

This analysis indicates that future residential growth is not hypothetical or speculative, but rather already entitled under current zoning.

C. Parcel Creation as a Leading Indicator of Growth

Staff analysis further indicates that parcel creation, rather than building permit activity alone, is a leading indicator of long-term residential growth. Once parcels are created, residential development typically follows over time, even if construction occurs years later. Importantly:

- Parcel creation establishes permanent future service obligations.
- Parcel creation often occurs years before facilities are expanded or service staffing is increased.
- Existing regulations allow certain land divisions and access arrangements to occur outside comprehensive subdivision review, limiting the County's ability to assess cumulative impacts at the point when growth patterns are established.

As a result, growth-related impacts may be established well before building permits are issued.

D. Fiscal Sustainability Considerations

Preliminary operational cost modeling indicates that:

- The average annual public service cost per dwelling is approximately \$4,762.85.
- The average annual tax revenue per dwelling is approximately \$3,906.57.
- This results in an estimated annual operating gap of \$856.28 per dwelling.

If existing residential capacity were fully built out under current zoning, the County could experience a structural operating deficit approaching \$8 million annually, exclusive of capital costs associated with constructing new schools, fire stations, or other facilities.

When growth occurs in patterns that cost more to serve than they generate in revenue, it creates ongoing pressure on the County's budget. Over time, this can make it more difficult to reduce taxes, maintain stable tax rates, or invest in improvements that enhance the quality of services residents rely on. Instead, more resources must be directed toward maintaining existing service levels as demand increases.

These findings highlight the importance of evaluating how future growth patterns, particularly in rural areas, affect long-term fiscal sustainability and the County's ability to provide high-quality services in a financially responsible manner.

III. Relationship to Comprehensive Plan and Community Expectations

Results from the Comprehensive Plan public survey process indicate that residents place a high priority on:

- Preserving the County's rural character -70%
- Maintaining farms and forestlands – 91%
- Shift development away from rural land – 68%
- Concentrating growth in designated Growth Areas where infrastructure is planned – 77%

The ordinance revisions under consideration are intended to better align zoning and subdivision regulations with these adopted planning goals, particularly outside Growth Areas.

IV. Policy Framework for the ORD Revisions

The Residential Growth Management Ordinance revisions are guided by the following principles:

- Growth should be directed to appropriate locations consistent with the Comprehensive Plan.
- Rural areas should prioritize:
 - Agricultural and forestal land preservation,
 - Limited land fragmentation,
 - Predictable and manageable demand on public services.
- Regulations should slow the pace of growth, not prohibit reasonable land use.
- Growth-management tools should operate prospectively and avoid retroactive impacts.
- Tools should be objective, legally defensible, and uniformly applied.
- Growth-management efforts should focus on parcel creation and configuration, recognizing that parcel creation establishes long-term development rights and service obligations.

V. Overview of ORD Components and Their Purpose

The ORD implements the policy framework above through a series of coordinated zoning and subdivision amendments. Key components include:

A. Private Lane Restrictions

- Eliminate the use of private lanes as a means of access for newly created lots.
- Purpose:
 - Reduce incremental development without comprehensive review,
 - Address long-term maintenance and emergency access concerns,
 - Prevent dispersed rural development patterns facilitated by private access systems.

B. Division and Subdivision Definition Alignment

- Treat most land divisions as subdivisions subject to subdivision review standards.
- Retain limited exceptions for bona fide family and estate divisions that meet clearly defined criteria.
- Purpose:
 - Ensure consistent review of land divisions,
 - Reduce administrative circumvention,
 - Align regulatory review with actual infrastructure and service impacts.

C. Family Subdivision Reforms

- Extend ownership and retention periods associated with family subdivisions.
- Purpose:
 - Preserve the original intent of family-based transfers,
 - Reduce long-term fragmentation that functions as de facto subdivision.

D. Road Frontage Adjustments in Rural Districts

- Increase minimum frontage requirements for newly created lots in A-1 and A-2 zoning districts outside Growth Areas.
- Purpose:
 - Slow lot creation,
 - Improve emergency access,
 - Preserve traditional rural road patterns.

E. Minimum Lot Size and Homestead Framework

- Establish larger minimum lot sizes for new parcels outside Growth Areas.
- Define a “homestead” threshold for by-right residential development on larger parcels.
- Purpose:
 - Encourage large, contiguous parcels,
 - Support agricultural homesteads,
 - Slow dispersed rural residential development.

VI. Relationship to Rural Character Preservation

Collectively, the ORD revisions address growth patterns, not population outcomes. The amendments are intended to:

- Reduce land fragmentation,
- Preserve agricultural and forestal lands,
- Limit suburban-style development in rural areas,
- Protect scenic roadways and open landscapes,
- Slow the pace of change to better match infrastructure capacity and community expectations.

Importantly, the proposed changes do not prohibit growth, but instead shape where, how, and how quickly growth occurs.

VII. Next Steps

Staff seek feedback on:

- Which ordinance components merit further refinement,
- Appropriate thresholds (e.g., frontage, acreage, ownership duration),
- Whether A-1 and A-2 zoning districts should be treated differently,
- The desired balance between by-right development and CUP/Rezoning review.

Following staff and Board input, refined ordinance language and a formal presentation can be developed for Planning Commission and Board consideration.

GROWTH MANAGEMENT DRAFT ORDINANCE REVISIONS

02.04.2026

Private Lanes

1. Sec. 86-13 – Definitions

Term: *Private lane*

Current:

Private lane.

An access way for residential use serving less than three lots which is within a 50-foot deeded right-of-way or easement and built to the design standards in subsection 86-567(11). Private lanes are restricted as to the hours of access by the public or by those who may use it and are maintained by the property owners association or by the lot or parcel owners who are afforded access to their lots or parcels by such private lanes.

Proposed Amendment:

Private lane.

An access way for residential use serving less than three lots which is within a 50-foot deeded right-of-way or easement and built to the design standards in subsection 86-567(11). Private lanes are restricted as to the hours of access by the public or by those who may use it and are maintained by the property owner's association or by the lot or parcel owners who are afforded access to their lots or parcels by such private lanes.

Private lanes shall not be permitted to serve any new lot created by subdivision, division, or other land division approved after the effective date of this ordinance, except as otherwise expressly allowed by this chapter.

2. Sec. 86-567 – Lot Requirements / Access

Subsection addressing private lanes

Current

(11) Private lanes.

Private lanes. Lots accessed by roads in subdivisions of less than three lots can be accessed by private lanes which do not meet VDOT subdivision street standards and are approved by the agent. Lots in subdivisions of less than three lots must have the minimum frontage requirements on a deeded access way or easement which is owned by the property owners association or developer or by the lot or parcel owners who are afforded access to their lots or parcels by such private lanes of such subdivision. A maximum of two separate private lanes shall be permitted in a subdivision. All plats describing lots served by private lanes shall include language found in

subsections [86-587](#)(10) g.1—3. Subdivision roads serving less than three lots shall be approved by the zoning administrator and shall meet the following minimum standards:

Proposed Amendment:

(11) Private lanes.

Private lanes, where permitted, shall be designed, constructed, and maintained in accordance with the standards set forth in this section.

Private lanes shall not be designed and installed as a means of access for any lot after the (effective date of this ordinance).

Divisions

1. Sec. 86-13 – Definitions

Term: *Division, parcel*

Current:

Division, parcel. To divide a parent parcel into no more than two additional parts for the purpose of transfer of ownership or building development. Lots shall be divided from parent tracts, or the residue parcel that remains after a prior one-lot division, so long as such residue parcel has five or more acres or a minimum of 300 feet of existing state road frontage. For clarity, it is the specific intent of this provision to allow a maximum of three total lots, including the residual parcel, to be created from any parent parcel by division, if any. Divisions are not subject to the provisions set forth in the subdivision ordinance except for subsection [86-567](#)(11), private lanes. However, similar to the requirements of [section 86-587](#), a lot created by division shall be required to include provisions for the dedication of right-of-way when the property is adjacent to a state road that is less than 50 feet in width; provided that, this requirement does not apply to a residual portion of the parent tract that is five or more acres or has a minimum of 300 feet of existing state road frontage.

Proposed Amendment

Division, parcel.

To divide a parent parcel into no more than two additional parts for the purpose of transfer of ownership or building development.

Divisions are not subject to the provisions set forth in the subdivision ordinance, **except for applicable access and frontage requirements.**

Lots created by division shall front on a public street and shall not rely on private lanes for access.

Effective (date of adoption), wherever the term “division” is used throughout this ordinance, shall mean “subdivision” and meet all requirements for subdivisions outlined in the regulations.

****Related code sections that address or reference divisions of property will also be drafted for inclusion in a final amendment.****

Family Subdivision

1. Section 86-13 Definitions

Current

Family subdivision. Pursuant to Code of Virginia, §§ 15.2-2244(C) and 15.2-2244.2, means splitting any tract, parcel or lot of land, within the agricultural (A-1), agricultural (A-2), residential limited (R-1), or residential general (R-2) zoning districts, into two or more parts for the purpose of sale or gift to a member of the immediate family of the property owner or the beneficiary of a trust that owns the property, subject to the requirements of [section 86-531](#) of this Code. See "immediate family" definition.

Proposed

Family subdivision. Pursuant to Code of Virginia, §§ 15.2-2244(C), 15.2-2244.1 and 15.2-2244.2, means splitting any tract, parcel or lot of land, within the agricultural (A-1), agricultural (A-2), residential limited (R-1), or residential general (R-2) zoning districts, into two or more parts for the purpose of sale or gift to a member of the immediate family of the property owner or the beneficiary of a trust that owns the property, subject to the requirements of [section 86-531](#) of this Code. See "immediate family" definition.

2. Sec. 86-531(a)(4) – Retention Period

Family Subdivisions (Standard Ownership)

Current Code

(4) Each such division shall remain in the name of the qualified family member for a minimum of **five (5) years** from the date of recordation, unless the lot is the subject of an involuntary transfer such as foreclosure, death, divorce, judicial sale, condemnation or bankruptcy.

Proposed Amendment

(4) Each such division shall remain in the name of the qualified family member for a minimum of **fifteen (15) years** from the date of recordation, unless the lot is the subject of an involuntary transfer such as foreclosure, death, divorce, judicial sale, condemnation or bankruptcy.

3. Sec. 86-531(a) – Ownership Requirement Prior to Eligibility

New Requirement

Current

No minimum ownership period is required prior to approval of a family subdivision.

Proposed Amendment

Minimum ownership requirement.

A family subdivision shall be permitted only where the parent parcel has been owned by the applicant for a continuous period of **fifteen (15) years** prior to submission of a family subdivision application.

Ownership shall be demonstrated by deed records. Periods of ownership by a trust established for estate-planning purposes shall be considered continuous ownership.

Item	Current Code	Proposed
Ownership before subdivision	None	15 years
Retention after recordation	5 years	15 years
Trust subdivisions	15 years	No change
Exceptions	Involuntary transfers	No change

Road Frontage Requirements – A-1 and A-2 Districts

1. Sec. 86-139 (A-1) and Sec. 86-157 (A-2)

Frontage; minimum lot width

Current Code (Applies Countywide to Both A-1 and A-2)

Only two lots with a minimum of 200 feet of road frontage shall be allowed on existing state roads or federal highways per parent parcel.

Otherwise, the minimum lot frontage on existing state roads or federal highways shall be 300 feet.

Proposed Amendment

(Applies Only to A-1 and A-2 Outside Designated Growth Areas)

Only two lots with a minimum of **450 feet** of road frontage shall be allowed on existing state roads or federal highways per parent parcel **when located outside designated Growth Areas.**

Otherwise, the minimum lot frontage on existing state roads or federal highways shall be **550 feet when located outside designated Growth Areas.**

Lots located within designated Growth Areas shall continue to be subject to the frontage requirements otherwise applicable to the zoning district.

Homestead Definition

Sec. 86-13 – Definitions

1. Homestead (New)

Homestead.

A parcel of land consisting of ten (10) acres or greater, containing or intended to contain one single-family detached dwelling as the principal use.

Agricultural or horticultural activities that are incidental and accessory to the residential use and that support the residency are permitted by right on a homestead, even if such activities are not otherwise expressly listed as permitted uses in the applicable zoning district.

Such agricultural or horticultural activities shall be non-commercial in nature, shall be conducted solely for household use or support of the residence, and shall not include commercial agricultural production, processing, or retail sales, except where such uses are otherwise permitted by this chapter.

(Will be applicable only to A-1 and A-2 Outside Designated Growth Areas)

Subdivision

8. Sec. 86-13 – Definitions

Subdivision (*Amended*)

Current Code

Subdivision.

Subdivision. Splitting any tract, parcel or lot of land into two or more parts, other than a division of a parent parcel or a family subdivision, for the purpose of transfer of ownership or building development. Consistent with this definition, any new road constructed to serve more than two lots shall be constructed to VDOT standards for subdivision roads. The residue tract after subdividing is not counted as a lot for the purposes of this definition. Subdivided parcels may not be further subdivided or divided unless the remaining division rights are noted on a recorded plat or in conformance with existing ordinances.

Proposed Amendment

Subdivision.

The division of a parcel of land into two or more lots or parcels, whether by deed, plat, lease, or other means, for the purpose of sale, transfer, or development.

Except as expressly provided herein, all divisions of land shall be treated as subdivisions and shall be subject to the subdivision requirements of this chapter.

The following divisions shall not be considered subdivisions, provided that all applicable criteria are met:

- 1. Family subdivisions, as defined and regulated by this chapter; and**
- 2. Estate divisions made in connection with the settlement of an estate or court order.**

Any land division that does not fully qualify for one of the above exceptions shall be deemed a subdivision

Minimum Lot Size – A-1 and A-2 Outside Designated Growth Areas

1. 86-137 (A-1) and 86-155 (A-2)

Minimum Lot Area

Current Code

Minimum lot size.

Except where a larger minimum lot size is required by the regulations of the applicable zoning district, lots created by subdivision, division, or family subdivision shall contain a minimum area of one and one-half (1.5) acres and shall otherwise comply with the applicable requirements of this chapter.

Proposed Amendment

Minimum lot size for A-1 and A-2 Outside Designated Growth Areas.

Within the A-1 and A-2 zoning districts and located outside designated Growth Areas, lots created by subdivision, division, or other land division approved after the effective date of this ordinance shall contain a minimum area of ten (10) acres, except:

- 1. Lots created for public purposes, including but not limited to public rights-of-way or public utilities; or**
- 2. Lots created through bona fide family or estate divisions that comply with all applicable requirements of this chapter, shall be a minimum of 1.5 acres.**



COUNTY OF LOUISA

(540) 967-3430

COMMUNITY DEVELOPMENT

Fax (540) 967-3486

www.louisacounty.com

TO: Area Property Owners and Residents
FROM: Staff, Community Development Department
SUBJECT: **Neighborhood Meeting – Wednesday, February 11, 2026 – 4:00 P.M.**

This is to advise that the Louisa County Community Development Department has received the following application for review and consideration:

REZ2026-01, CUP2026-01, Private Road Waiver pursuant to Sec. 86-567 (10), Sec. 86-321. Waivers and modifications to the Planned Unit Development District; Owners Dickinson Land & Properties, LLC. (Parcel 28-97D and Parcel 29-3); Ware Family, LLC. (Parcel 29-2); Dickinson Investments, LLC. (Parcel 28-97E); Applicant, Wares Crossroads Development, LLC; Agent Hirschler, Charles W. Payne, Jr; RP20 Cutalong Consolidated, LLC, Applicant/Owner

Owners Dickinson Land & Properties, LLC.; Ware Family, LLC; Dickinson Investments LLC; Applicant, Wares Crossroads Development, LLC; Agent Hirschler, Charles W. Payne, Jr. request the following:

- 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.
- Sec. 86-312. - 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, 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
- Private Road Waiver Request - Pursuant to Section 86-567 (10) b., of Chapter 86. Land Development Regulations - a private road waiver be granted to develop the Wares Crossroads Development, LLC., Planned Unit Development with a new internal private road network.
- Sec. 86-321. - Waivers and modifications to the Planned Unit Development District to allow for Garden Cottages to be accessed from the private road via a twenty-foot (20') access easement

Owner/Applicant RP20 Cutalong Consolidated, LLC; Agent Hirschler, Charles W. Payne, Jr. request the following:

- RP20 Cutalong Consolidated, LLC, Applicant/Owner 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



COUNTY OF LOUISA

(540) 967-3430

COMMUNITY DEVELOPMENT

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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 entrances. The applicant also requests Wares Crossroads Development and Cutalong at Tributer Bay share all utilities. RP20 Cutalong Consolidated, LLC consists of parcels 29-35, 29-35A, 29-35A2, 29-35A3, 29-35A4, 29-9-A, 29-11-A1, 29-11-C, 29-11-D, 29-11-112 through 115, 29-11-118, 29-11-120, 29-11-122 through 124, 29-11-126, 29-11-129 through 29-11-131, 29-11-134 through 29-11-140, 29-11-142, 29-11-146, through 29-11-149, 29-11-151, 29-11-152, 29-11-154 (RD Resort Development).

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. The 2040 Louisa County Comprehensive Plan designates this area as Mixed-Use, inside the Lake Anna Growth Area.

Neighborhood Meeting: The Neighborhood Meeting will take place on **Wednesday, February 11, 2026, beginning at 4:00 p.m. in the Public Meeting Room, Main Level** of the Louisa County Office Building. This is an informal meeting giving the applicant the opportunity to present their plan, and residents the opportunity to ask questions and express their views regarding the application prior to the Planning Commission and Board of Supervisors public hearings.

This meeting will not extend beyond 6:00 p.m. – and will adjourn prior to 6:00 p.m. once all persons present have been heard, or if there are no persons present.

Louisa County Planning Commission Public Hearing: The Planning Commission's Public Hearing is tentatively scheduled for **Thursday, March 12, 2026, at 7:00 PM in the Public Meeting Room, Main Level** of the Louisa County Office Building. The Planning Commission will hold a public hearing and there will be an opportunity for public comment.

Louisa County Board of Supervisors Public Hearing: The Louisa County Board of Supervisor's Public Hearing will be scheduled once the Planning Commission has held their public hearing and made a recommendation. There will be an opportunity for public comment.

If you have further questions, or need additional information, please contact the Louisa County Community Development Department at (540) 967-3430.

YOUR NEIGHBORS MAY NOT HAVE RECEIVED THIS MAILING.
PLEASE SHARE THIS INFORMATION.

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? ☒ (29-2) YES ☒ 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

23422287.1 049008.00008

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)

WATERS CROSSROADS DEVELOPMENT,


APPLICANT'S NAME
(Typed or Printed) LLC

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.

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: 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)

Ware Family, LLC

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.

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: _____, 20____.

SIGNATURE OF APPLICANT

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

APPLICANT'S NAME

(Typed or Printed)

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

SIGNATURE OF OWNER

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



OWNER'S NAME

(Typed or Printed)

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

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.

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 20, 2025.

SIGNATURE OF APPLICANT

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

APPLICANT'S NAME

(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)

Charles W. Payne, Jr.
Hirschler

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.



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.

LOUISA COUNTY, VIRGINIA

LAND USE AMENDMENT – RECLASSIFICATION
AND
CONDITIONAL USE PERMIT NARRATIVE

APPLICANT: Wares Crossroads Development, LLC (the “Applicant”)

OWNER: Dickinson Land & Properties, L.L.C.; Ware Family, LLC;
Dickinson Investment LLC; (collectively, the “Owner”)

REPRESENTATIVE: Charles W. Payne, Jr.
Hirschler
725 Jackson Street, Suite 200
Fredericksburg, VA 22401
540-604-2108 | cpayne@hirschlerlaw.com

PROPERTY: Louisa County, Virginia (“County”) Tax Map Parcels 28-97D, 29-3, 28-97E, 29-2, consisting of approximately 393.8417 acres (collectively, the “Property”)

MASTER PLAN: Master plan titled “Reef Wares Crossroads Development – Site Master Plan”, prepared by Reef, dated January 16, 2026 and attached hereto as **Exhibit A** (the “Master Plan”)

REQUESTS: (1) Conditional rezoning of the Property from Agricultural-1 (“A-1”) and Agricultural-2 (“A-2”) to Planned Unit Development (“PUD”) to allow for the development of fifty (50) Estate Units,¹ twenty-nine (29) Executive Units², thirty-five (35) Member Villas³ and twenty (20) Garden Cottages,⁴ and all other uses as enumerated in the Master Plan.

(2) Conditional use permit to allow for the development of certain uses not otherwise defined in the County’s Code (defined below).

¹ Pursuant to Sec. 86-13 of the Louisa County Zoning Ordinance, Estate Units can include: *Dwelling/residence, single-family detached*

² Pursuant to Sec. 86-13 of the Louisa County Zoning Ordinance, Executive Units can include: *Dwelling/residence, single-family detached*

³ Pursuant to Sec. 86-13 of the Louisa County Zoning Ordinance, Member Villas can include: *Dwelling/residence, single-family detached*

⁴ Pursuant to Sec. 86-13 of the Louisa County Zoning Ordinance, Garden Cottages can include: *Dwelling/residence, multi-family, Dwelling/residence, single-family attached, Dwelling/residence, two-family*

(3) Conditional use permit to allow for certain public events to be held on or within all non-residential use areas located on the Property.

DATE: January 20, 2026

FILE NO.: REZ2026-01
CUP2026-01

I. Request Overview.

The Applicant is affiliated with REEF Investments – having a common goal of raising standards within the development community with integrity, excellence, teamwork, and accountability. The Applicant is dedicated to creating long-term value for its stakeholders and communities through diverse real estate investments while also delivering social and environmental returns. Currently, the Applicant and REEF Investments manage over \$2 billion in development projects in locations such as Deer Valley, Park City, Desert Resort, Lake Anna, Hawaii and Telluride. The Applicant looks forward to this opportunity to work with the County to develop a unique, high-quality community designed to last for generations.

Pursuant to County Zoning Ordinance (“Code”) Sections 86-53, *et al.*, and 86-43, the Applicant respectfully requests a reclassification of the Property from the A-1 and A-2 zoning districts to the Planned Unit Development (“PUD”) zoning district and a conditional use permit (“CUP”) to allow for the development of a resort-style residential community consisting of no more than fifty (50) Estate Units, twenty-nine (29) Executive Units, thirty-five (35) Member Villas and twenty (20) Garden Cottages, and all other uses as enumerated in the Master Plan.

Executive lots will range in size from 0.25 to 1.5 acres, Estate lots will range in size from 0.5 to 2.0 acres, and Member Villas will range in size from 0.25 to 1.0 acres (“Member Villas”). The Applicant also proposes twenty (20) garden cottage units (“Garden Cottages”) the lots of which will range in size from 0.1 to 0.5 acres. The Applicant also proposes related uses, as enumerated on the Master Plan (collectively, the “Project”). The total acreage for this reclassification request is 393.8417 acres.

More specifically, the Applicant requests not only the reclassification, but also the CUP for the development of certain undefined uses within the County’s Code, all as enumerated on the Master Plan, to include without limitation: 20 Garden Cottages, a golf course, clubhouse, helicopter landing pad, amphitheater/music venues, brewery, distillery, family activity barn, restaurants, club facilities, public assembly facilities, brewery (major), distillery, campground (major), and event pavilion. For all non-residential uses, the Applicant also requests a CUP to allow for public events to be held on the Property from time to time.

The Applicant’s proposal conforms to the policies established by the County’s 2040 Comprehensive Plan, Adopted by the Board of Supervisors in August of 2019 (the “Comp Plan”).

Further, the Project will address its anticipated impacts on public facilities and services, including roads, schools, safety, and parks. In this regard, the Applicant has also submitted a voluntary proffer statement (“Proffer Statement”). The Proffer Statement, in relevant part, addresses any impacts generated by the Project, and limits the Property’s developable uses. Also note that the Applicant included a proffer analysis with this application prepared by MuniCap, Inc., titled “Wares Crossroads Development Louisa County, VA Proffer Justification Analysis”, dated January 23, 2026, attached hereto as **Exhibit B** (“Proffer Analysis”). Overall, the Proffer Analysis concludes that cash proffers are not required to be collected as a result of the Project. However, the Applicant has voluntarily proffered be \$4,762.85 per SFD Unit (or a total of \$376,265.15) to mitigate the Project’s impacts on public facilities, as provided in the Proffer Statement.

In support of this request, the Applicant also submitted a traffic memorandum relating to this application, which was prepared by VHB, dated November 20, 2025, titled “Wares Crossroads Development – Traffic Impacts”, and attached hereto as **Exhibit C** (the “Traffic Memorandum”). The Traffic Memorandum estimates that the Project will generate 143 total trips (58 in and 85 out) during the morning peak hour, 199 total trips (106 in and 93 out) during the evening peak hour, and 2,234 total trips (1,117 in and 1,117 out) during an average weekday.

Lastly, the Applicant retained MuniCap, Inc. to perform a fiscal impact analysis of the Project. The analysis, dated November 17, 2025, and titled “Wares Crossroads Development Louisa County, Virginia Fiscal Impact Analysis” (the “FIA”) is attached hereto as **Exhibit D**. In summary, the FIA estimated that during construction, the Project will create 720 direct as well as 215 indirect and induced jobs within the County, which will result in approximately \$55,230,239 in total annual incomes. Upon full build- out, the Project is expected to create 35 direct as well as 23 indirect and induced careers, and it is also anticipated to generate a positive \$988,713.00 in gross, new tax revenues to the County. Upon full build-out, Project will generate annually a net revenue surplus (onsite and offsite) after full build-out of approximately \$459,001.00 in current dollars and a surplus of \$18,840,932.00 through fiscal year ending June 30, 2057.

II. Background.

The Property consists of approximately 393.8417 acres, which is primarily wooded, pastured and undeveloped land, currently zoned A-1 and A-2, and located east of Zachary Taylor Highway, south of New Bridge Road, and immediately west of the existing Cutalong at Lake Anna private resort community. The Project will be accessed via two entrances off of Zachary Taylor Highway with a secondary access off New Bridge Road, one gated access to the existing Cutalong at Lake Anna community.

III. Land Use Amendment Application Narrative - Reclassification.

Pursuant to the County’s PUD Checklist, the following items must be addressed by the Applicant:

a. General statement of objectives to be achieved by the planned district

The Property will be developed for no more than fifty (50) Estate Units, twenty-nine (29) Executive Units, thirty-five (35) Member Villas, and twenty (20) Garden Cottages, and all

other uses as enumerated in the Master Plan. The Property is intended to develop as a private, gated, resort-style community. As depicted on the master plan, the Property will be developed for the following uses that are permitted via a CUP in the PUD district:⁵

- 1.) Executive Units (*Dwelling/residence, single-family detached*)
- 2.) Estate Units (*Dwelling/residence, single-family detached*)
- 3.) Member Villas (*Dwelling/residence, single-family, Short-Term Rental of a Dwelling*)
- 4.) Garden Cottages (*Multi-family, Dwelling/residence, Dwelling/residence, two-family, Short-Term Rental of a Dwelling*)
- 5.) Golf Course⁶ (*Golf Course*)
- 6.) Clubhouse (*Golf Course*)
- 7.) Helicopter Landing Pad (*Aviation Facility*)
- 8.) Pools (*Club*)
- 9.) Spa (*Personal improvement services & Personal service*)
- 10.) Restaurants (*Restaurant*)
- 11.) Amphitheater/Music Venues (*Club, Public Assembly, Commercial Outdoor Entertainment, Commercial Indoor Entertainment, Outdoor Gathering*)
- 12.) Guard Shacks (*Club*)
- 13.) Brewery (*Brewery, Limited and Brewery, Major*)
- 14.) Distillery (*Distillery, Major*)
- 15.) Family Event Space (*Club, Agricultural Operation, Special Occasion Facility*)
- 16.) Glamping (*Campground & Club*)
- 17.) Paintball (*Club, Public Assembly, Outdoor Shooting Range, Indoor Shooting Range*)
- 18.) Air Rifle Course (*Club, Public Assembly, Outdoor Shooting Range, Indoor Shooting Range*)
- 19.) Archery Course (*Club, Commercial Outdoor Sports and Recreation, Commercial Indoor Sports and Recreation and Public Assembly*)
- 20.) Axe Throwing (*Club, Public Assembly, Commercial Outdoor Sports and Recreation, Commercial Indoor Sports and Recreation*)
- 21.) Indoor Shooting Range (*Indoor Shooting Range*)
- 22.) Sports Activity Complex (racquet/pickleball courts, bocci ball, horseshoe pits, basketball, playground, baseball, softball, soccer field) (*Club, Commercial Outdoor Sports and Recreation, Commercial Indoor Sports and Recreation & Public Assembly*)
- 23.) 18-Hole Putting Green (*Golf Course*)
- 24.) Multi-use Trails (*Commercial Outdoor Sports and Recreation*)

⁵ Use as depicted on the Master Plan (*use as defined in the County's Zoning Ordinance*)

⁶ Comfort Stations, will be accessory to the golf course use and are intended to serve as refueling (to serve small snacks, beverages, etc.) areas for golfers. A golf course maintenance facility will also be accessory to the principal golf course use.

- 25.) Adventure rope course/climbing wall (*Commercial Outdoor Sports and Recreation, Commercial Indoor Sports and Recreation*)
- 26.) Event Lawn, Event Terrace (*Club, Public Assembly, Special Occasion Facility, Outdoor Gathering*)
- 27.) Vineyard and Chef's Garden (*Agricultural Operation*)

As mentioned previously, the Applicant is requesting a CUP to allow for all of the above uses on the Property to hold public events. These events can include, without limitation: weddings, live entertainment, fundraising events, and/or golf tournaments. Please note that any use above, that will be open for public events will be subject to standards set by the Applicant, which may include: reservations, membership buy-in and space rentals.

The Executive, Estate Units, Member Villas and Garden Cottages⁷ will all be located on fee-simple lots. However, the thirty-five (35) Member Villas and twenty (20) Garden Cottages will be available for short-term rentals only.⁸ In summary, the community is intended to be a golf-course resort-style neighborhood, marketed to residents looking for a second or third home, within close proximity to Lake Anna. All proposed roads will be privately owned and maintained. Sidewalks, approximately 8 feet in width, will be constructed along Roads A, B, C and D in order to provide pedestrian connectivity between residential land bays and non-residential land bays.

The Farm. As depicted on sheet C6, the Project will provide an area of neighborhood uses contained within a 6.5 acre area identified as the "Farm". The uses, as enumerated on the plan, are intended to create a community node, which is complementary to the PUD's intent which simply encourages a variety of housing types and uses.

b. List of all adjacent property owners

Please refer to **Exhibit E** for a comprehensive list of all adjacent property owners.

c. Site development standards (Density, setbacks, max heights, lot coverage)

Density.

Executive Units: 1.4 unit/per acre⁹

Estate Units: 0.8 unit/per acre¹⁰

Member Villas: 2 units/per acre¹¹

Garden Cottages: 7 units/acre¹²

⁷ The Applicant requests flexibility from Subdivision Agent at the time of plat review, to allow Garden Cottages to be condo platted.

⁸ Rentals will be short-term, to not exceed 30 days in accordance with State Code of Virginia §15.2-983

⁹ $29/51 = 1.38$

¹⁰ $50/65 = 0.76$

¹¹ $35/18 = 1.94$

¹² $20/3 = 6.66$

Square footage for a non-residential buildings: As depicted on the Master Plan, the Project proposes a Farm Event Space (3,500 square feet), a Clubhouse (+/-9,000s sf), an Indoor Shooting Range (+/- 20,000 sf) and an Indoor Pickleball Facility (+/- 35,000 sf).

The maximum gross, residential density will not exceed 0.34 units per acre¹³. The Applicant also proffers that the Project will not exceed fifty (50) Estate Units, twenty-nine (29) Executive Units, thirty-five (35) Member Villas and twenty (20) Garden Cottages,

Setbacks.¹⁴ The Master Plan proposes the following setbacks:

Estate Units: Front: 25 feet, Side: 25 feet, Rear: 25 feet

Executive Units, Member Villas, Garden Cottages: Front: 25 feet, Side: 10 feet ,
Rear: 10 feet

Non-residential.

Accessory Buildings: Front: 5', Side: 5', Rear: 5'

Non-Residential Structures: 10' front, 10' side and 10' rear

Building Heights. For all residential uses, the building height will not exceed 40 feet. For all non-residential uses, the building height will not exceed 60 feet.

Open Space. As depicted on sheet C-5 of the Master Plan, the Applicant will provide approximately 273 acres of open space, or approximately 70% of the Property. The Project will provide a mix of *Active* and *Passive* open space, to include the Spa Village, shared-use paths, the glamping area, dog parks, the golf course and accessory uses (including but not limited to driving range, cart path, and comfort stations).

d. Utility requirements and implementation plan

CLA Environmental, LLC, the utility company serving Tributer Resort, has designed its wastewater treatment facilities to accept and reliably treat the projected wastewater flows generated by this Project. Facility planning and engineering analyses evaluated anticipated average daily flows, peak conditions, and constituent loadings associated with the development to ensure adequate treatment capacity and operational flexibility. Based on these analyses, the facilities are appropriately sized and configured to serve the Project without exceeding permitted design limits or adversely affecting treatment performance.

The treatment systems incorporate proven processes and infrastructure capable of accommodating the additional flows while maintaining compliance with all applicable federal, state, and local regulatory requirements. Capacity has been reserved within the overall system to serve the Project, and operational considerations, including redundancy,

¹³ Density Calculation (134 units/393 acres)

¹⁴ For buildings located along Zachary Taylor Highway and New Bridge Road, a 50' minimum setback will be maintained in accordance with Sec. 86-116(b).

have been addressed as part of the design approach. As a result, the facilities can accept the proposed wastewater contributions while continuing to meet effluent quality standards.

Suitable wastewater collection and conveyance connections will be designed specifically to serve the Project. These connections will be engineered in accordance with applicable design standards and will be reviewed, approved, and permitted by the appropriate regulatory agencies prior to construction. Upon completion and permitting, the connections will provide a reliable and compliant means of conveying wastewater from the Project to the CLA Environmental, LLC treatment facilities for treatment and disposal.

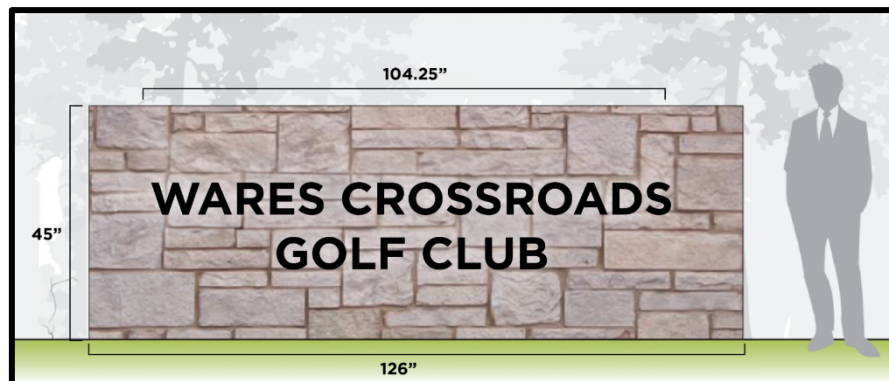
Similarly, CLA Environmental, LLC has designed its water treatment facilities to supply potable water to meet the projected demands of the Project. Engineering analyses evaluated anticipated average and peak water demands to confirm that the treatment facilities have sufficient capacity, reliability, and operational flexibility to serve the development while maintaining compliance with all applicable federal, state, and local drinking water regulations. Appropriate water system connections will be engineered, permitted, and constructed in accordance with regulatory requirements to provide a safe, reliable, and compliant water supply to this Project.

e. Phased implementation plan

The Applicant intends to phase the development of the Project, as depicted on sheet C-4 of the Master Plan. The Applicant requests the Zoning Administrator allow the Applicant the flexibility to amend the phasing plan, at the time of site plan.

f. Comprehensive sign plan

As depicted on the GDP, the Project will include three potential monument signs, located at each of the Project's entrances. The Project will also include wayfinding signs throughout the development. The Applicant has also provided a signage package, attached hereto as **Exhibit F**. The signage renderings provided are illustrative only, and depict a general type and design of the proposed signage.





- g. Statement pertaining to any architectural and community design guidelines submitted in sufficient detail to provide information on building design, orientations, styles, lighting plans, etc.*

Pursuant to Proffer IV.a, the Applicant will record architectural covenants. Please note that any architectural standards established will be in addition to any Growth Area Overlay standards and any subsequent code requirements. The Applicant has submitted Architectural Guidelines dated May 1, 2025 and attached hereto as **Exhibit G**. Please note these guidelines are illustrative only and speak to the general type and design of the units.

PRIVATE ROAD REQUEST

Pursuant to Sec. 86-567(10)(b) of the County's Zoning Ordinance, the Applicant requests to construct a private, gated road network. All private roads will be maintained by the property owner or HOA and will be constructed to VDOT public road standards pursuant to Sec. 86-567.4 of the County's Code.

ZONING ORDINANCE COMPLIANCE

As noted previously, the Applicant intends to rezone the Property to PUD to allow for a resort-style community, containing a variety of uses and housing types. Section 86-308 of the County Code states that PUDs:

....provide for a variety and flexibility in design necessary to implement the varied goals of the county as set forth in the comprehensive plan.

As further defined below, the Project aligns with the County's comprehensive plan goals including, without limitation:

- Fostering positive economic impacts on the County. The Project is expected to generate \$988,713 in gross, annual tax revenue and approximately 935 jobs during the construction phase.
- Promoting high-quality development within the County. The Project will record architectural covenants that ensure a high-quality design throughout the Project.
- Ensuring compatibility between surrounding land uses, by continuing the development of a resort-style, mixed use neighborhood in conjunction with the nearby Cutalong, Tributer Resort project.
- Maintaining community characteristics, by supporting and fulfilling the comprehensive plan's vision for this area, which envisions a mixed-use node.
- Maximizes the return on investment in public resources by not only generating significant tax revenues, but contributing \$1,199.00 per unit for Schools, \$1,581.50 per unit for Public Safety and \$1,581.50 per unit for Parks & Recreation).

The PUD district also emphasized “A variety of housing types and non-residential uses are strongly encouraged.” In this regard, the Applicant requests flexibility from the Zoning Administrator at the time of site plan, in order to accommodate the Applicant's development program which proposes a resort-style neighborhood, consisting of a mix of multi-family, two family and detached units, complemented by a variety of neighborhood uses enumerated in Sec. III.a of this narrative. Additionally, the intent of the PUD also states:

... planned unit development districts be established along major corridors and in growth areas as designated in the comprehensive plan. Planned district master plans should demonstrate a unified development with an interconnected system of internal roads, sidewalks, and paths as well as manage access points along existing roads in order to maximize safety and the efficiency of existing roads. Pavement widths of internal and external roads shall minimize paving requirements as described in the comprehensive plan while accommodating projected traffic generated from the district.

In support of the PUD, and as depicted on the Master Plan, this Project proposes an interconnected system of private streets (with sidewalks), walking paths, and fifty-foot (50') roadway widths to allow for the safe movement of vehicles and pedestrians throughout the Project. Further, this Project proposes two (2) new entrances along Route 522 and one (1) new entrance along 207, both of which will be constructed and permitted through VDOT. The Applicant has also proffered to construct a westbound left turn lane on 207, and southbound left turn lanes into both entrances on Route 522. Further, while the Applicant's Traffic Memorandum found an eastbound right turn taper was not warranted along Route 207, the Applicant commits to provide this improvement. With all of the aforementioned improvements, the Applicant believes the Project will mitigate any impacts to the transportation network.

REZ06-2005; REZ02-2015; REZ2024-06 PROPOSED AMENDMENTS

The Applicant requests a revision to the Cutalong at Lake Anna Master Plan (Amendment) last dated August 26, 2024 and adopted January 6, 2025 to allow this Project to construct a large portion of the Project's golf course hole #5 and a majority of golf course hole #8 on the existing Cutalong Resort Development. Additionally, the Applicant requests this proposed Planned Unit Development connect to the Resort Development known as Cutalong Golf Course at Tributer Bay, to allow for the shared use of the existing Route 208 Courthouse Road entrance and all utilities, all as depicted on the Applicant's Master Plan enclosed herewith as **Exhibit A** and shown below in Figure 1.



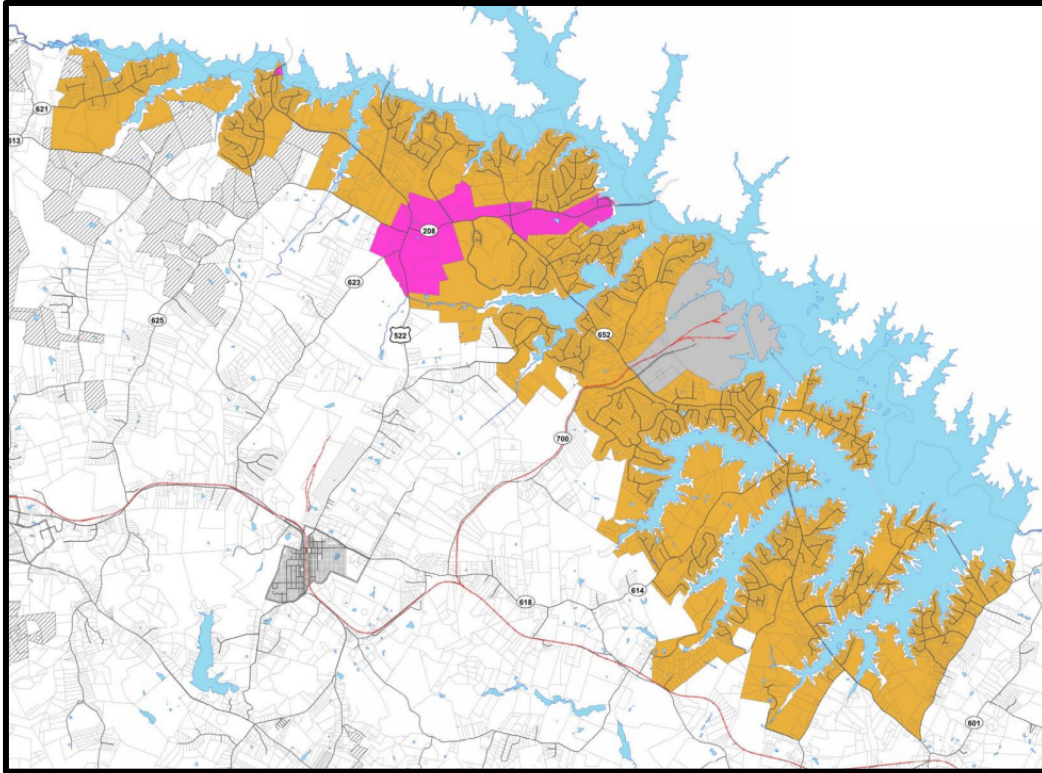
Figure 1

CODE SECTION 86-321 WAIVERS/MODIFICATIONS

In accordance with Code Section. 86-321, the Applicant respectfully requests a waiver from Sec. 86-587 of the Subdivision Ordinance, to allow the Garden Cottages to be accessed from the private road via a twenty foot (20') access easement, as depicted on C2 of the revised Master Plan. Access via this access easement will decrease dependency on parking lots throughout the project and encourage walkability and further the intent of a walkable, mixed-use neighborhood. Accordingly, all private roads within the Project will be constructed to state standards.

IV. Comp Plan Analysis.

The Project is located within the county's Lake Anna Growth Area as established in the County's 2040 Comprehensive Plan, Adopted by the Board of Supervisors in August of 2019 (the "Comp Plan"). This area is envisioned as a gateway to the County, to include a Mixed-Use area, Low-Density residential areas adjacent to the lake and industrial uses near the lake. More specifically, the Comp Plan states that Mixed-Use areas contain "[a] combination of land use types that include medium and high density residential, neighborhood scale commercial development, public services such as schools, and civic uses such as churches, etc. Excluded land uses include heavy and medium industrial activities." The Comp Plan also states that PUD districts are most appropriate in Mixed-Use areas and tracts of land containing more than 10 acres. Accordingly, this Project is located on approximately 393 acres and proposes a variety of uses intended to embody a truly mixed-use, resort-style community.



The Project also aligns with the County’s goals as defined in the strategic initiatives and the Comp Plan. More specifically, the Project:

a. Bolsters the economic well-being of the County & provides funding for the future (Strategic Initiatives);

This Project is expected to generate significant economic benefits for the County. The Applicant has provided a fiscal impact analysis (“FIA”) titled “Wares Crossroads Development Louisa County, VA” dated November 17, 2025 and prepared by Municap attached hereto as **Exhibit D**. The FIA includes an analysis for permanent employment impacts, one-time construction impacts and recurring revenues. The total revenue generated from the Project was then compared with expected County costs to provide services to the residents of the Project. The FIA also provides an analysis of additional tax revenues and expenses the county will potentially incur or receive as a result of the proposed Project and contrasts the projects revenues with costs.

For the 79 SFD units located on the Executive and Estate lots, approximately 8,000 square foot clubhouse, and 55 short-term rental units, the total real property tax resulting from the Project is conservatively estimated to be \$703,435 annually in current dollars. In addition, the personal property tax resulting from the Project is estimated to be approximately \$127,568 annually in current dollars. Combined with utility tax revenues, recordation fees, sales, and other tax revenues, the Project is expected to generate gross tax revenues totaling \$988,713 annually.

During the construction phase, the Project is anticipated to generate approximately 935 jobs (direct and induced), resulting in about \$55,230,239 in employment and income earnings. Once fully built-out, the Project is expected to generate approximately 58 jobs (direct and induced), resulting in \$4,377,759 in employment income.

The FIA projects an estimated 2.60 persons per unit¹⁵ for a total of 140 residents, which said total includes 17 school-aged children, above by-right. The total annual tax-supported cost to the County of the Project is estimated to be approximately \$529,712 each year in current dollars. And after considering the tax revenues generated by the Project and the costs to the County resulting from the Project, it is anticipated that this Project will generate annually a net revenue surplus (onsite and offsite) after full build-out of approximately \$459,001 in current dollars and a surplus of \$18,840,932.00 through fiscal year ending June 30, 2057.

b. Includes high quality development (Comp Plan Goal);

This Project is located in the Lake Anna Growth Area Overlay District. In summary, the Growth Area Overlay Standards include enhanced architectural features, building materials, landscaping, screening, and buffering. As discussed previously, the Applicant will record architectural covenants, in order to maintain a high sense of quality development, throughout the Project. The Project also provides a 50 foot wide buffer along Zachary Taylor Highway and at the time of site plan, will provide supplemental vegetation throughout the Project. The Project will also comply with all Growth Area Overlay standards, at the time of site plan.

c. Ensures compatibility between land uses (Comp Plan Goal);

The Project is located directly west of the Cutalong at Lake Anna development, zoned Resort Development (“RD”). The Cutalong at Lake Anna development and all immediately adjacent parcels, are located within the Lake Anna Growth Area and designated for Mixed-use and Low-Density residential in the County’s Comp Plan. This Project proposes a mix of residential and commercial uses (on a neighborhood scale), which will complement the surrounding Mixed-Use designation.

d. Maximizes return on the investment of public resources (Comp Plan Goal); and

As discussed previously, the Project is expected to generate significant tax revenue and high-paying wages. To mitigate the Project’s impacts on Public Facilities, the Applicant has proffered a total of \$4,362 per unit towards Public Facilities (\$1,199.00 for Schools and \$1,581.50 for Public Safety and \$1,581.50 for Parks & Recreation).

e. Maintains community characteristics (Comp Plan Goal).

¹⁵ Exclusive of Member Villas and Garden Cottages

The Project will comply with all Growth Area Overlay standards and complement the existing resort development/mixed-use development pattern that has already been established by Cutalong at Lake Anna.

- V. **Public Facilities Impacts.** In accordance with §15.2-2298 of the State Code of Virginia, the County Board of Supervisors voted on January 16, 2007 to establish a voluntary cash proffer policy. The policy establishes a maximum per unit cash proffer contribution of \$4,362 per SFD unit.

a. Public Schools

The Project is located within the Thomas Jefferson Elementary, Louisa County Middle School and Louisa County High School districts.

The Applicant has provided a proffer analysis titled “Wares Crossroads Development Proffer Analysis Louisa County, VA” dated November 23, 2026 prepared by MuniCap attached hereto as **Exhibit B**. Based on MuniCap’s estimates of 0.1447, 0.0667 and 0.0857¹⁶ students per SFD unit for elementary, middle school and high school respectively, the Project’s 79 dwelling units (exclusive of the 35 Member Villas and 20 Garden Cottages which are intended to be short-term rentals and for vacationing purposes only) will generate a net of 17 school-age children (8 elementary, 4 middle and 5 high school) above the by-right units at full build out. With this Project, Thomas Jefferson Elementary School will be over capacity. However, the County’s FY2025 Capital Improvement Plan (“CIP”) does not include improvements to increase capacity at this elementary school. Therefore, a proffer is not required. However, The Applicant has voluntarily proffered **\$2,625** per SFD Unit to mitigate the Project’s impacts on public schools, as more particularly provided in the Proffer Statement.

The Applicant also intends to work with the Louisa County High School (“LCHS”) Career and Technical Education (“CTE”) program. The Applicant will enroll students in the turf and landscaping program which includes classes in horticulture, turf grass establishment and management, and advanced turf grass applications classes. Students graduating from this program and employed by the Project have the opportunity to enter a 10 week STEM program with Virginia Tech, sponsored by the Applicant. Completing the STEM program allows students to sit for the Virginia Tech Certified Turfgrass Professional exams. LCHS CTE also offers classes in accounting and culinary arts. The Applicant looks forward to teaming with both of these programs to create opportunities for exposure to real-world experiences, industry insights, and career pathways within our community.

b. Parks & Recreation

The Project proposes private, recreational facilities onsite that will be utilized by residents and guests of the resort, and occasionally, by members of the public.

¹⁶ Generation rates are based on dividing the current enrollment figures for each school in the Louisa County School system, by the number of occupied dwelling units in the county.

Therefore, this Project is not expected to impact the County's parks and recreation facilities. While there are no identifiable projects in the County's CIP that address capacity for parks and recreation, the Applicant has voluntarily proffered **\$149.79** per SFD unit to support the County's parks and recreational facilities.

c. Transportation

The Project will be served by four gated access points. One will be located off of New Bridge Road, two will be located off of Zachary Taylor Highway, and the third will be provided via an inter-parcel connection to the existing Cutalong at Lake Anna community.

The Applicant prepared a Traffic Memorandum, attached hereto as **Exhibit C**. The Project is expected to generate 143 AM peak hour trips and 199 PM peak hour trips, with a total vehicle per day count of 2,234 trips.

This Project is adjacent to the Cutalong at Lake Anna development. Therefore, the future traffic volumes for this Project were generated by combining counts from the Cutalong at Lake Anna TIA and the traffic counts for this Project's driveways. The traffic volumes were subsequently analyzed to assess turn lane warrants. Based upon the combined traffic volumes, the following phased transportation improvements are recommended with this Project:

1. Driveway 1 – New Bridge Road
 - a. Construct westbound left-turn lane (200 feet of storage, 200 foot taper)
 - b. Construct eastbound right-turn lane
2. Driveway 2 – Zachary Taylor Highway
 - a. Construct southbound left-turn lane (200 feet of storage, 200 foot taper)
3. Driveway 3 – Zachary Taylor Highway
 - a. Construct a southbound left-turn lane (200 feet of storage, 200 foot taper)

Pursuant to the Applicant's Traffic Memorandum, an eastbound right-turn lane on New Bridge road is not warranted. However, in an effort to enhance the safety of the existing transportation corridor, the Applicant has elected to construct this improvement. Accordingly, the Applicant has proffered the aforementioned improvements in the Proffer Statement.

d. Public Safety

Fire and Rescue: The Project is located approximately 1.4 miles from Fire Station #8. This station recently opened in 2023. Per the Comp Plan, the goal for response time within the county is 15 minutes. Currently, the average response time is 13 minutes and 49 seconds. Based on the Comp Plan's level of service standards for the Sheriff's

Department (0.12 calls per person, 0.3 calls per residence), the 140 projected residents above by-right will increase call volume by 17 calls.

Law Enforcement: Per the County's Comp Plan, the current level of service for the sheriff's department is 1.9 calls per resident and 0.9 calls per person. The 140 projected residents (above by-right) for this Project are expected to increase the annual call volume by 127 calls.

While there are no identifiable projects in the County's CIP that address capacity for public safety facilities, the Applicant has voluntarily proffered **\$854.67** per SFD for Public Safety and **\$714.83** towards the Sheriff's Office unit to support the County's public safety facilities.

e. Other Impacts

i. Solid Waste

During construction, the Project is expected to impact County landfills. The Applicant will collaborate with County staff to most appropriately address potential impacts to the County's solid waste infrastructure. At full buildout, the Project will utilize private haulers for solid waste collection. The Applicant has voluntarily proffered **\$125.56** per unit to mitigate impacts to Solid Waste.

ii. County Administration

The Project is expected to impact County Administration. The Project will undergo development review with County Planning & Zoning staff and in the future, might require inspections by County staff. The Applicant does not anticipate any other impacts to County Administration, outside of the permitting process. Please note the Applicant has voluntarily proffered **\$293** per unit towards General Administration.

iii. Groundwater

With this application, the Applicant submitted a hydrology report prepared by Stantec, titled "The Proposed Wares Crossroads Development; Groundwater Availability" dated January 13, 2026 and attached hereto as **Exhibit H**. The Project is expected to yield a groundwater demand of 400 gallons per minute ("gpm") during the irrigation season and 56 gpm during the non-growing season, with an average groundwater demand of 258 gpm. Based upon the hydrology report, the Project rests upon a Chopawamsic Foundation, which contains rocks that typically produce greater than average yielding wells. An analysis of adjacent well data indicates the depth to bedrock is approximately 71 feet, indicating there is a shallow, but high-yielding aquifer atop the bedrock. Based upon all available data, the report concludes:

- There appears to be adequate groundwater supply to support the Project.
- The potential of obtaining desired groundwater supply is good.
- The report also indicates a very conservative estimate of groundwater recharge indicates the estimated annual groundwater withdrawals are insignificant compared to the estimated recharge of the watershed.

iv. Environmental

The Applicant provided a Phase 1 Environmental Study, titled “Phase 1 Environmental Site Assessment Report” prepared by Meridian Environmental Company dated March 31, 2025, and attached hereto as **Exhibit I**. The report identified one recognized environmental condition (“REC”) on site, which included an underground storage tank. The report notes this tank requires further investigation. The report also identified other conditions that are not RECs. These included: A 55-gallon drum of “Purple Power” cleaning solution (not identified as RECs but needs to be disposed of), two man made ponds, debris scatters (not identified as RECs but should be disposed of), four (4) wells (which are not RECs but should be abandoned if not to be utilized by the Project), an existing septic system (which is not an RECs but should be abandoned if not to be utilized by the Project).

The Applicant would like to emphasize that a portion of this Project (Member Villas and Garden Cottages) will be available for short-term rental only. As mentioned previously, this was factored into the Fiscal and Proffer Analysis. Therefore, certain residents of the Project are coming to visit for temporary stays only, thereby reducing the Project’s potential impact on public facilities.

VI. CUP Requirements.

Pursuant to Section 86-43 of the County’s Code, the County should consider implementing conditions, as may be reasonably necessary, to:

- Abate or restrict noise, smoke, dust, or other elements that may affect surrounding properties.*

The Project, upon full build-out, is not expected to generate noise beyond the level customary for residential and agricultural uses pursuant to Chapter 51 of the Code and will ultimately comply with all code requirements.

Further, the Project will provide a 50 foot landscape buffer along Zachary Taylor Highway and supplemental plantings at the time of site plan, to mitigate any noise impacts that may affect surrounding properties.

- b. *Establish setback, side, and front yard requirements necessary for orderly development and to prevent traffic congestion.*

As discussed previously, the Master Plan has established setbacks in order to ensure proper distance from adjacent property lines and ensure privacy for outdoor activities, including but not limited to decks and patios. Given the conditional use permit to allow for public events within the Project, the established setbacks will aide in reducing noise impacts to adjacent properties.

- c. *Provide for adequate parking and ingress and egress to public streets or roads.*

The Project will be accessed via four entrance points: two off of Zachary Taylor Highway (Rt. 522), and one off of New Bridge Road (Rt. 208). A third connection will be provided via a gated entrance to the Cutalong at Lake Anna Project. Throughout the Project, all internal roads will be privately owned and maintained.

Between 120-200 parking spaces will be provided for all non-residential uses. Since the Applicant is requesting a conditional use permit for all non-residential uses to allow for public events, the Applicant will coordinate with the County to ensure all parking impacts are properly mitigated.

- d. *Provide adjoining property with a buffer to shield from view the proposed use if such use is considered detrimental to adjoining property.*

As mentioned previously, the Applicant is providing a 50' landscape buffer along Zachary Taylor Highway and supplemental plantings throughout the Project at the time of site plan, to mitigate any visual impacts that may affect surrounding properties. Landscaping is not proposed along the Project's property lines adjacent to Cutalong. This Project's similar, resort-like use is not expected to adversely affect the adjacent Cutalong at Lake Anna development.

- e. *Tend to prevent such use from changing the character and established development of the community.*

The Project is not anticipated to materially impact the character or established pattern of development of the surrounding community. The Project will complement the existing development pattern of the nearby Cutalong at Lake Anna project. Per the submitted groundwater report attached hereto as **Exhibit H**, the Project is not expected to negatively impact the groundwater to the surrounding areas.

VII. Agricultural Land Conservation Analysis

This Project seeks to rezone the Property from A-1 and A-2 to develop a PUD. The Agricultural zoning districts are intended for cultivation of crops and livestock purposes, as well as low density residential uses/neighborhood uses. However, pursuant to the County's Comp Plan, this area is envisioned as a gateway to the County and includes Mixed-Use areas, Low-Density residential areas adjacent to the lake and industrial uses near the lake. This Project is located within the Mixed-Use designation, which are encouraged to contain "[a] combination of land use types that include medium and high density residential, neighborhood scale commercial development, public services such as schools, and civic uses such as churches, etc. Excluded land uses include heavy and medium industrial activities." However, the Project still seeks to preserve the intent of the Agricultural zoning district, by incorporating the following elements:

- The Project includes approximately 70% of the Property as open space area, which will be designed to encourage active and passive recreation. The open space areas will include, without limitation: walking paths, dog parks, a golf course and a pool
- The Project proposes a low residential density, of 0.34 units/acre
- The Project is expected to provide adequate buffering along roads and setbacks as appropriate and as shown on the Master Plan.
- The Project is intended to maintain the rural character of this area.

Exhibits:

- A. Master Plan
- B. Proffer Analysis
- C. Traffic Memorandum
- D. FIA
- E. Adjacent Property Owner List
- F. Signage Packet
- G. Architectural Guidelines
- H. Groundwater Availability Report
- I. Phase 1 Environmental Site Assessment Study

EXHIBIT A

Master Plan

EXHIBIT B

Proffer Analysis

EXHIBIT C

Traffic Memorandum

EXHIBIT D

FIA

EXHIBIT E

Adjacent Property Owner List

EXHIBIT F

Signage Package

EXHIBIT G

Architectural Guidelines

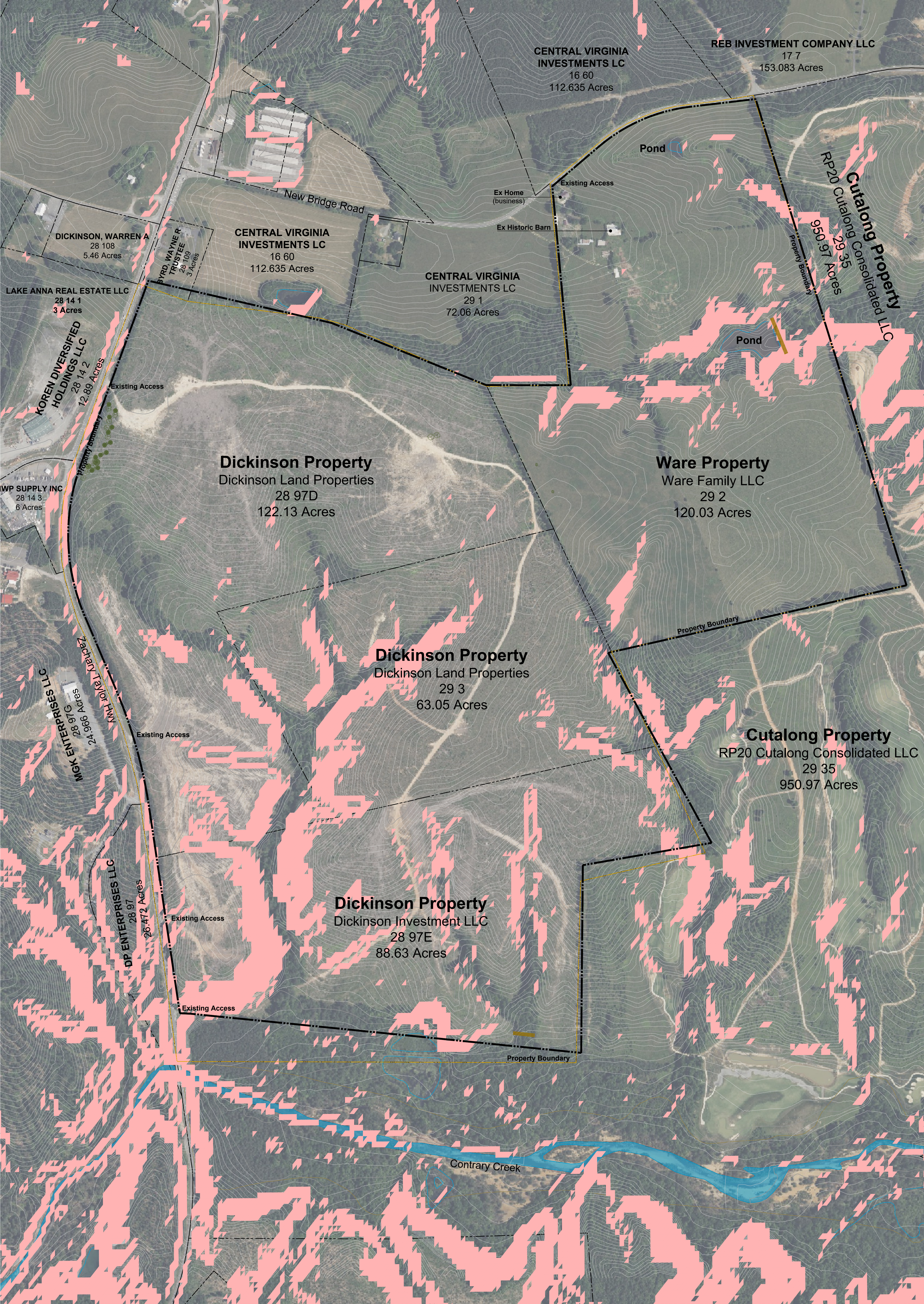
EXHIBIT H

Groundwater Availability Report

EXHIBIT I

Phase I Environmental Site Assessment Study

23326999.1 049008.00008



REEF

Wares Crossroads Development - Existing Conditions 01.16.2026

C1 Mineral, VA
Scale: 1" = 250'

Surveyed Boundary

County GIS Boundary

2' Contour

10' Contour

15% or Greater Slopes

Note: Areas are calculated from Surveyed Boundary

260

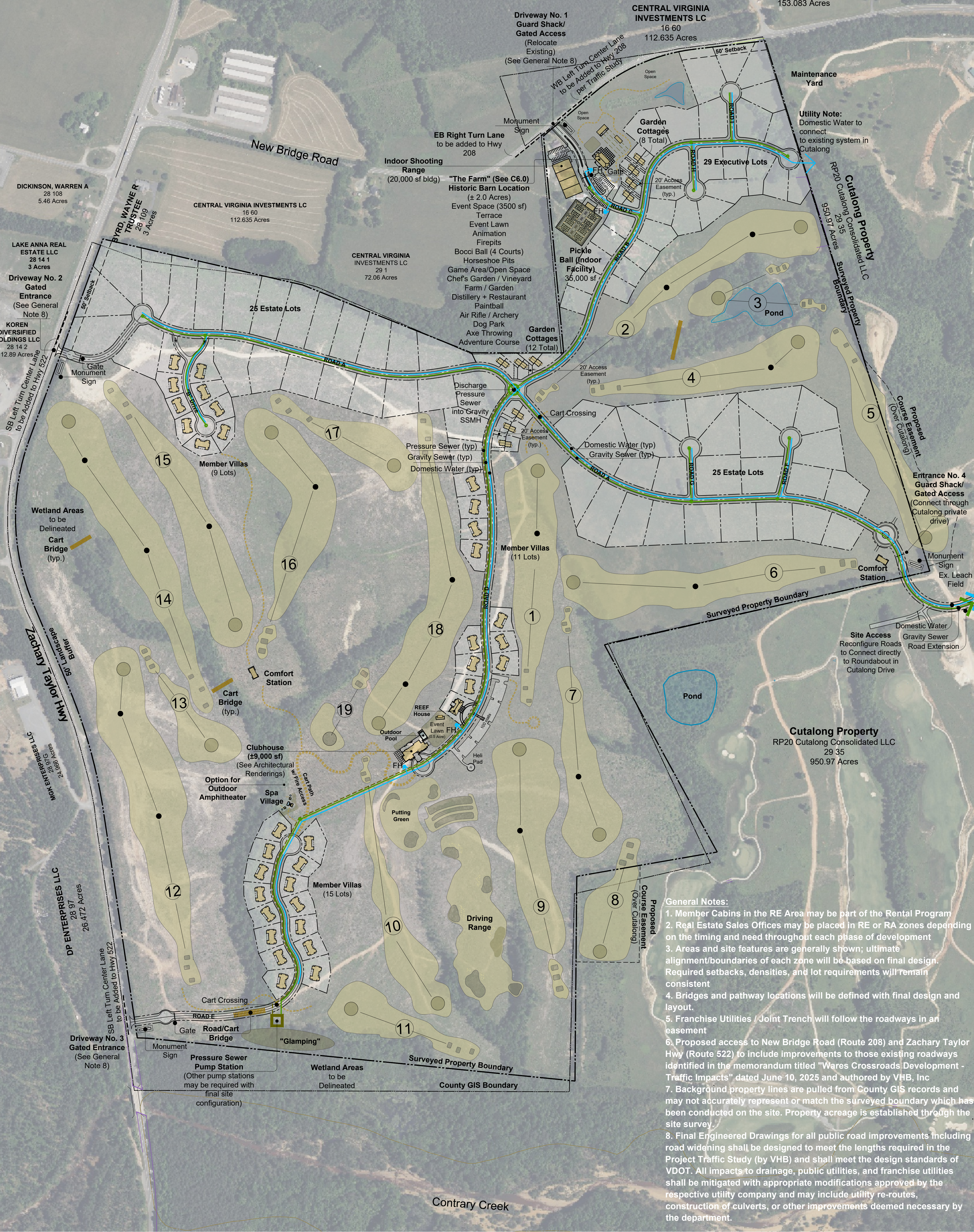
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260

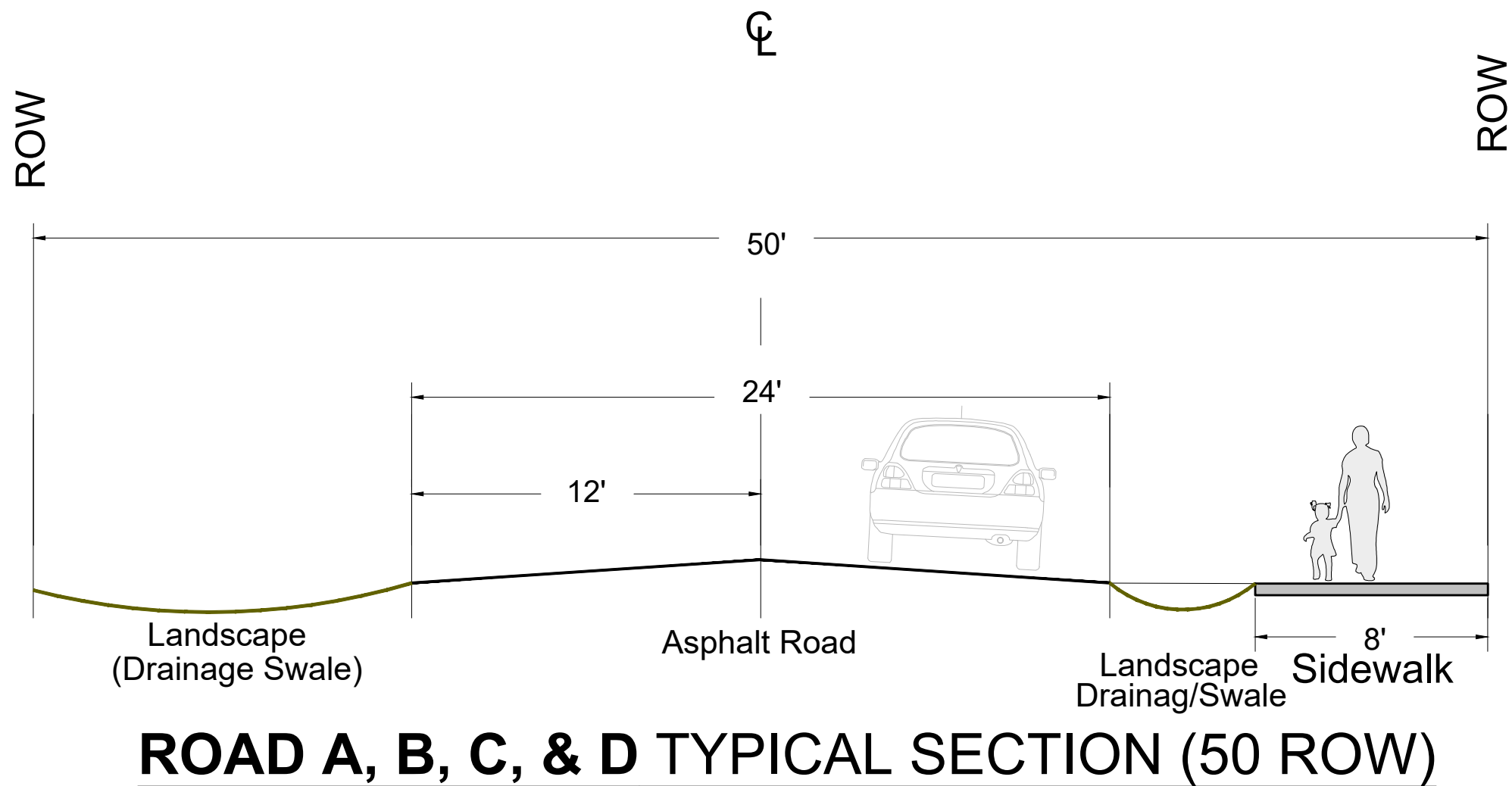
780

Scale: 1"=260'

North

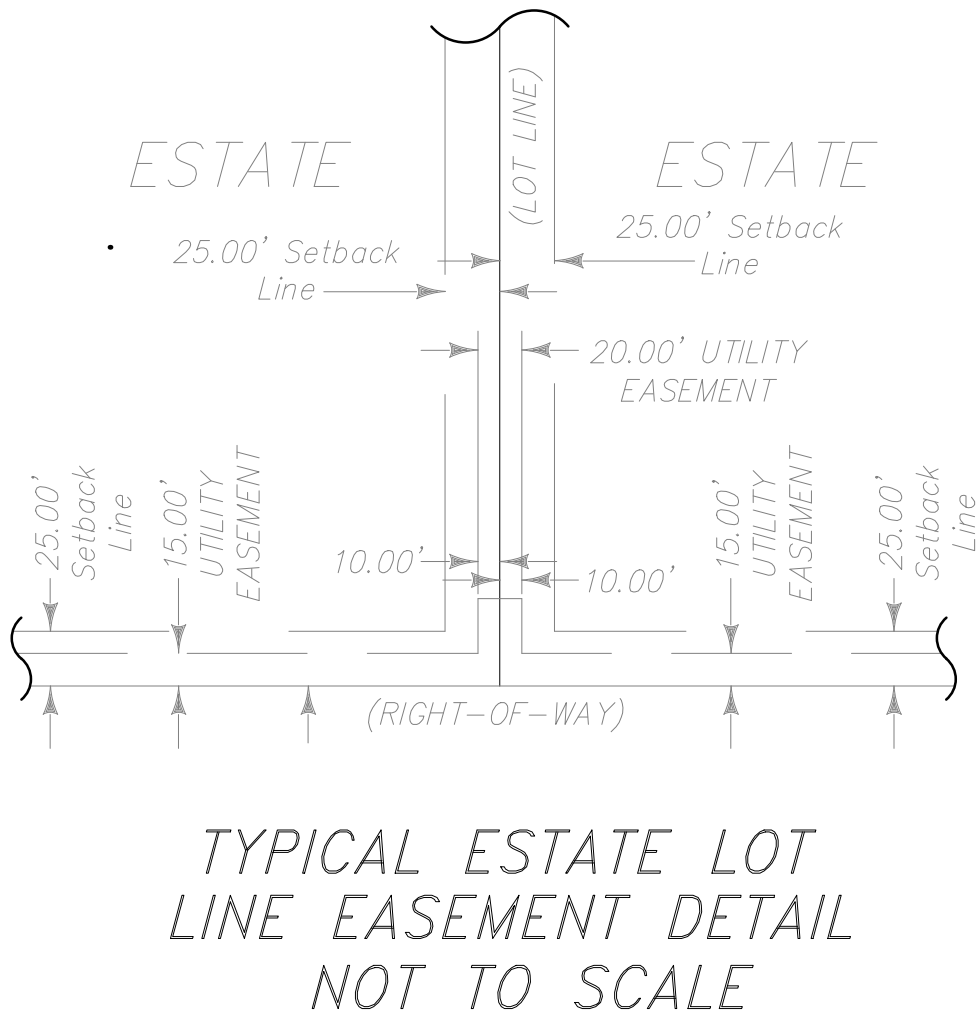
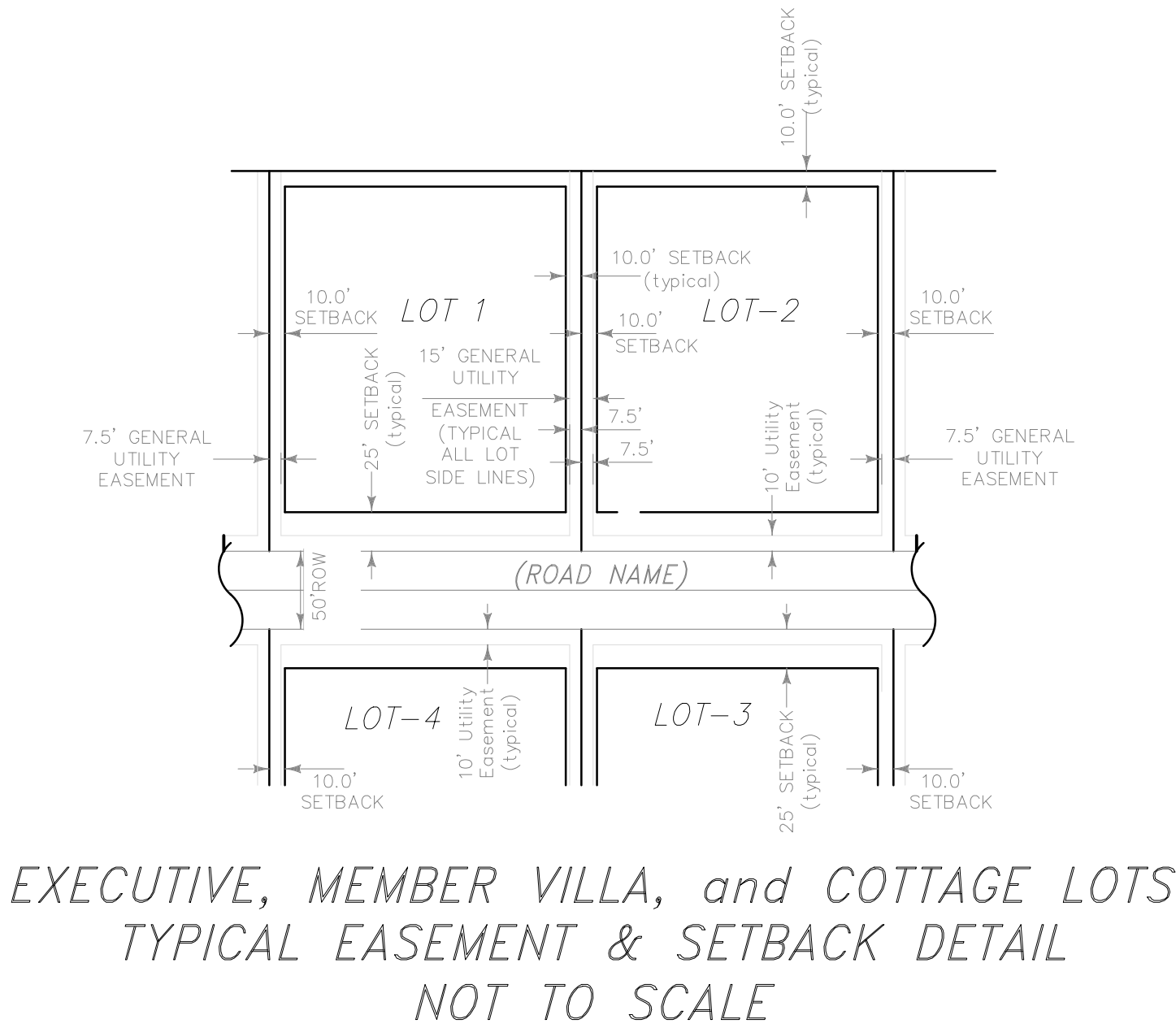
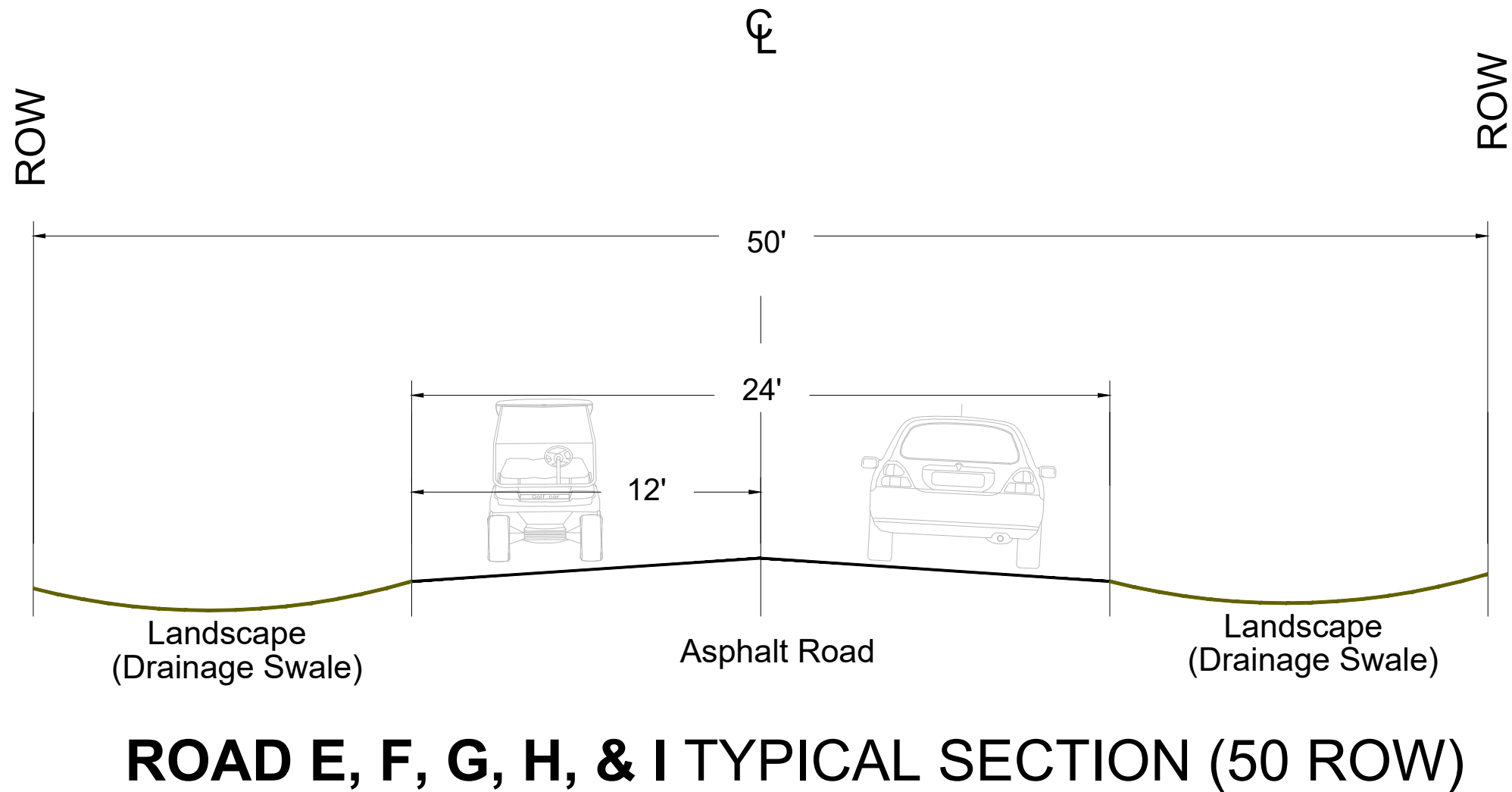


Summary of Units:		Development Standards:		Development Standards: cont		LEGEND:	
Total Units		134		Total Area: 394.8417 Acres		TOTAL AREA: 393.8417 Acres	
Estate Units		50		Open Space: 273.0000 Acres		RE: Residential Lots (Estate and Executive): 107.0000 Acres	
Executive Units		29		Residential Areas: 107.0000 Acres		RA: Resort and Resort Amenities: 13.8417 Acres	
Member Villas Units		35 (Part of Rental Pool)		Gross Percentage Residential 27%		OS: General Open Space (168.0000 Acres)	
Garden Cottages Duplex Units		20 (Part of Rental Pool)		Residential Relative Densities		AO: Active/Passive Open Space (Golf/Parks) (105.0000 Acres)	
				50 Estate Lots (65 Acres):		<i>Note: The above acreages are subject to final engineering and may change with final site plan</i>	
				29 Executive Lots (21 Acres):			
				35 Member Villas (18 Acres):			
				20 Garden Cottages (3 Acres):			
				Gross Density: 134 Lots / 394.84 Acres = 0.34 Lots/Acre			
				Setbacks: SEE SHEET C3.0 To comply with 86.116 - Growth Overlay District			
Lot Sizes:						Survayed Property Line	
Estate Lots:		0.5 - 2.0 Acres					
Executive Lots:		0.25 - 1.5 Acres					
Member Villas Lots:		0.25 - 1.0 Acres					
Garden Cottages:		0.1 - 0.5 Acres					



ROADWAY NOTES:

1. ALL ROADS WITHIN THE SITE ARE PRIVATE WITH AN EASEMENT TO ALLOW FOR PUBLIC SERVICES AND EMERGENCY VEHICLE ACCESS.
2. ROADS ARE TO BE DESIGNED AND CONSTRUCTED TO A PUBLIC VDOT STANDARD.
3. CUL-DE-SACS SHALL COMPLY WITH VDOT AND INTERNATIONAL FIRE CODE



NOTE: COTTAGE LOTS ARE TO BE CONDO PLATTED
(SETBACKS ARE THEORETICAL AND WILL BE APPLIED TO
COMMON AREAS AND UNITS)

SETBACK NOTES:

RESIDENTIAL LOT SETBACKS

ESTATE UNITS:

FRONT	25 FT
SIDE	25 FT
REAR	25 FT

EXECUTIVE, MEMBER VILLAS, GARDEN COTTAGES:

FRONT	25 FT
SIDE	10 FT
REAR	10 FT

NON-RESIDENTIAL:

ACCESSORY BUILDINGS:

FRONT	5 FT
SIDE	5 FT
REAR	5 FT

NON-RESIDENTIAL STRUCTURES:

FRONT	10 FT
SIDE	10 FT
REAR	10 FT

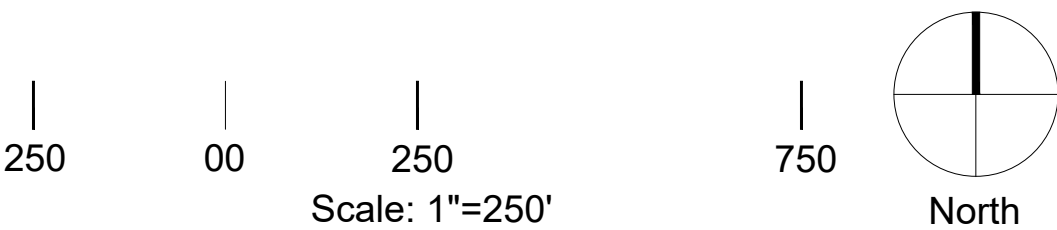
Note:
A 50 ft setback shall be maintained along frontage of New Bridge Road and Zachary Taylor Hwy

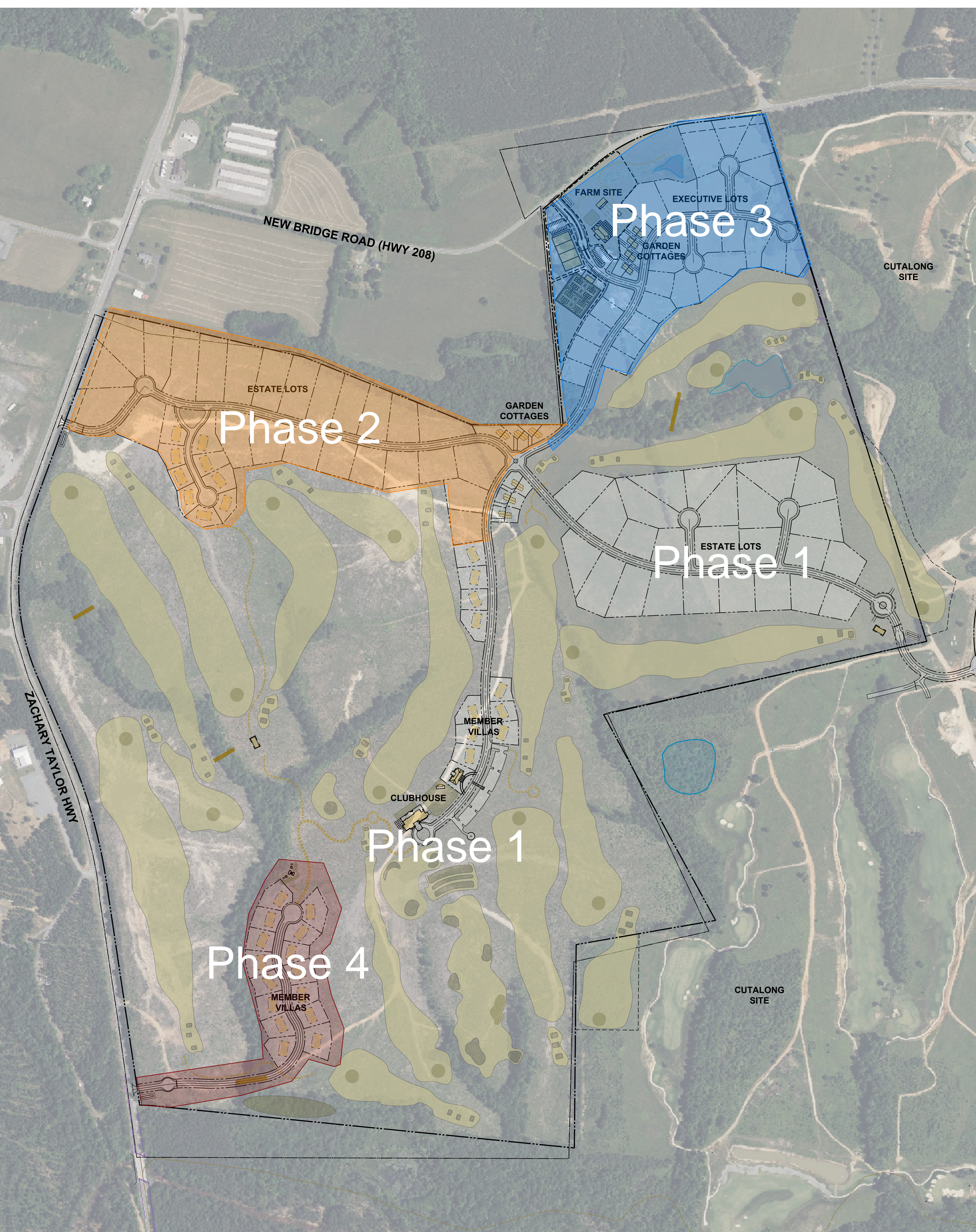
REEF

Wares Crossroads Development - Site Details 01.16.2026

C3 Mineral, VA

Scale: 1" = 250'





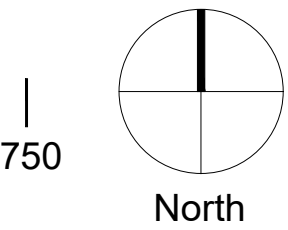
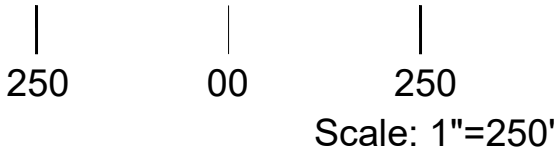
Phasing Notes: The phasing plan, as depicted on sheet C4 of the Master Plan, may be adjusted for purposes of final engineering of site or subdivision plans (via multiple phases) subject to the review and approval of the County's Zoning Administrator, and in no event will approval of said adjustments to the Master Plan relieve the Applicant or Owner from providing any of the Proffers.

REEF

Wares Crossroads Development - Phasing Plan 01.16.2026

C4 Mineral, VA

Scale: 1" = 250'





Open Space Calculation:

General Open Space and Active Open Space (golf) - **273 Acres**
Resort Amenities and Useable Area = **13.8 Acres Provided**
(5000 sf of Useable Space for each 10 Acres of Open Space
 $273/10 = 27.5 \times 5000 = 136,500 \text{ sf} = \mathbf{3.13 \text{ Acres Required}}$)

LEGEND:

TOTAL AREA: 393.8417 Acres

- RE: Residential Lots (All): (107.0000) Acres
- RA: Resort and Resort Amenities: (13.8417) Acres
- OS: General Open Space (168.0000 Acres)
- AO: Active/Passive Open Space (Golf/Parks) (105.0000 Acres)

----- Surveyed Property Line

REEF

Wares Crossroads Development - Area Plan 01.16.2026

C5 Mineral, VA

Scale: 1" = 250'

250

00

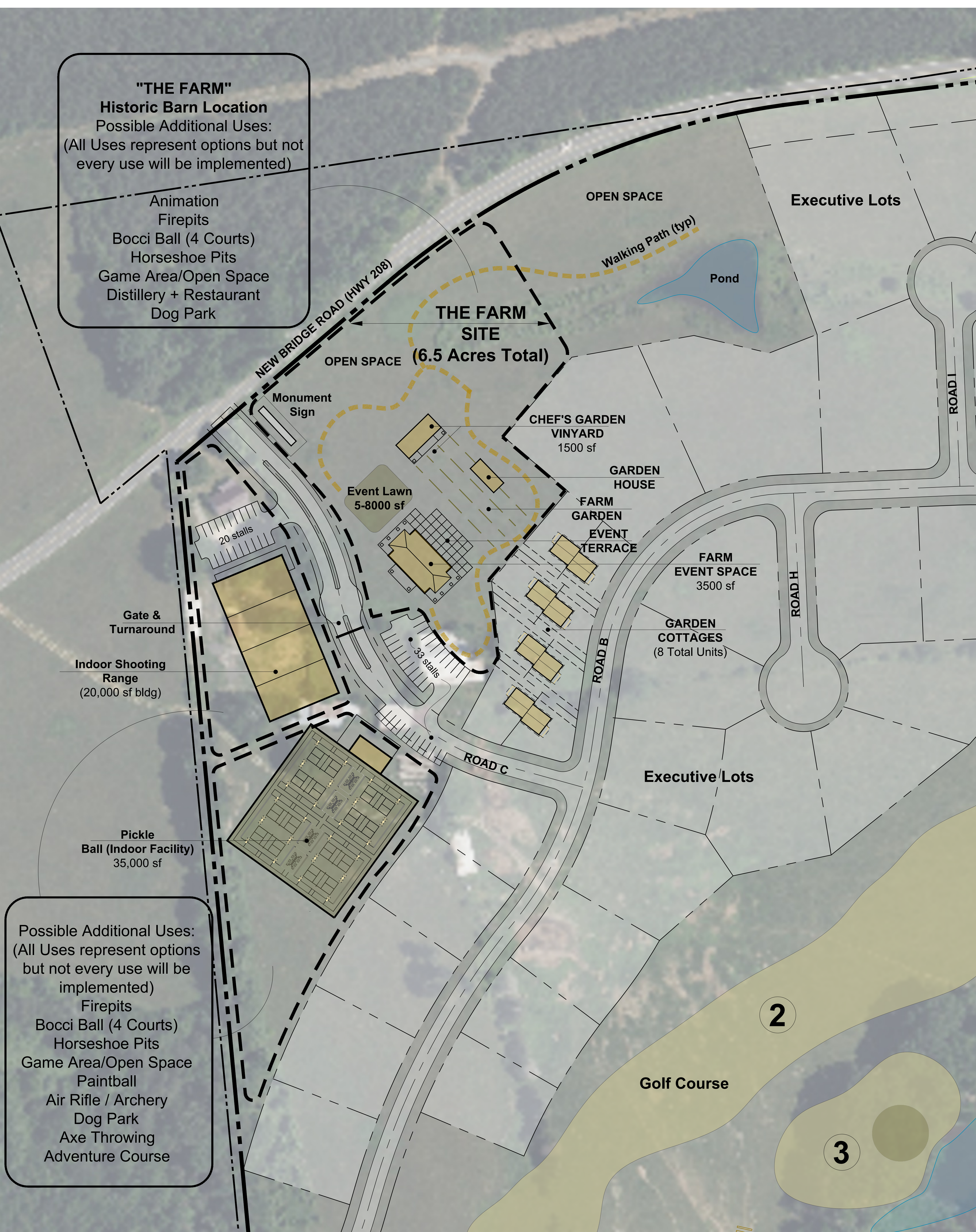
250

750

Scale: 1"=250'

North

Page 106 of 137



The Farm Notes: All building locations, orientations and uses enumerated on the Master Plan, and located within the area identified as "The Farm", may be relocated, reoriented, reduced, or eliminated at the time of site plan. Not all uses depicted may be constructed.



COUNTY OF LOUISA
APPLICATION FOR THE CREATION OF, ADDITION TO OR REMOVAL FROM AN
AGRICULTURAL AND FORESTAL DISTRICT

Section A: To be completed by applicant or contact person for proposed district.

1. Name of District South Anna
2. General Location of the District (City, County or Town)
Louisa, VA
3. Total Acreage in the District or Addition 412.523
4. Please read the proposed conditions to creation of the district pursuant to Section 15.2-4309 of the Code of Virginia which is attached to this application.
5. Proposed Period Before the First Review (4-10 years) 10 years
6. Names and Tax Map Parcel Number(s) of Landowners Applying for the District:
(Please use individual owner sheets on page six (6), for full parcel information):

NAME	TAX MAP & PARCEL NUMBER(S)
<u>Riverview Farms Land LLC</u>	<u>56 103, 56 104, 56 107,</u>
	<u>56 107A, 56 107B,</u>
	<u>56 108, 56 109</u>

PLEASE INDICATE WHO THE CONTACT PERSON WILL BE FOR THE PROPOSED DISTRICT AND A PHONE NUMBER AND EMAIL ADDRESS WHERE THEY MAY BE REACHED.

Contact Name Steve Hopkins

Phone Number 540-967-1813 / 540-205-7798

Email Address hoppy@vt.edu

(Please use a separate sheet for each property owner to be included in the District.)

PROPERTY OWNER'S NAME: Riverview Farms Land LLC

• MAILING ADDRESS: 5517 Poundabout Rd Louisa VA 23093

TAX MAP # 56

• SUBDIVISION NAME: _____ LOT/PARCEL# 103

• ACREAGE: 37.726 ZONING: A1

• PART OF THE CORE: YES or NO

• WITHIN ONE MILE OF THE BOUNDARY OF THE CORE: YES or NO

• IF THE PROPERTY IS NOT A PART OF THE CORE OR WITHIN ONE MILE OF THE BOUNDARY OF THE CORE THE PROPERTY MAY BE INCLUDED IN THE DISTRICT IF DETERMINED TO BE AGRICULTURALLY AND FORESTALLY SIGNIFICANT LAND AS DEFINED BY THE STATE CODE OF VIRGINIA (15.2-4302), as follows:

- "Agriculturally and forestally significant land" means land that has recently or historically produced agricultural and forestal products, is suitable for agricultural or forestal production or is considered appropriate to be retained for agricultural and forestal production as determined by such factors as soil quality, topography, climate, markets, farm structures, and other relevant factors.
- "Agricultural products" means crops, livestock and livestock products, including but not limited to: field crops, fruits, vegetables, horticultural specialties, cattle, sheep, hogs, goats, horses, poultry, furbearing animals, milk, eggs and furs.
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(Describe in Detail the Use of the Subject Property)

Timber

We the undersigned have read the above mentioned conditions and request the property described above be designated an Agricultural and Forestal District.

A B H

Mahall

Owner(s) Signatures

Witness

(Use a separate sheet for each owner. If an applicant owns more than one parcel, all parcels may be included on one sheet, EXCEPT for parcels that are not a part of the core or within one mile of the boundary of the core.)

(Please use a separate sheet for each property owner to be included in the District.)

PROPERTY OWNER'S NAME: Riverview Farms Land LLC
MAILING ADDRESS: 5517 Poundabout Rd Louisa VA 23093

TAX MAP # 56
SUBDIVISION NAME: _____ LOT/PARCEL# 104
ACREAGE: 94.72 ZONING: A1

PART OF THE CORE: YES or NO

WITHIN ONE MILE OF THE BOUNDARY OF THE CORE: YES or NO

IF THE PROPERTY IS NOT A PART OF THE CORE OR WITHIN ONE MILE OF THE BOUNDARY OF THE CORE THE PROPERTY MAY BE INCLUDED IN THE DISTRICT IF DETERMINED TO BE AGRICULTURALLY AND FORESTALLY SIGNIFICANT LAND AS DEFINED BY THE STATE CODE OF VIRGINIA (15.2-4302), as follows:

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(Describe in Detail the Use of the Subject Property)

Timber

We the undersigned have read the above mentioned conditions and request the property described above be designated an Agricultural and Forestal District.

[Signature]

[Signature]

Owner(s) Signatures

Witness

(Use a separate sheet for each owner. If an applicant owns more than one parcel, all parcels may be included on one sheet, **EXCEPT** for parcels that are not a part of the core or within one mile of the boundary of the core.)

(Please use a separate sheet for each property owner to be included in the District.)

PROPERTY OWNER'S NAME: Riverview Farms Land LLC

• MAILING ADDRESS: 5517 Roundabout Rd Loris VA 23093

TAX MAP # 56

• SUBDIVISION NAME: _____ LOT/PARCEL# 107

• ACREAGE: 68.591 ZONING: A1

• PART OF THE CORE: YES or NO

• WITHIN ONE MILE OF THE BOUNDARY OF THE CORE: YES or NO

• IF THE PROPERTY IS NOT A PART OF THE CORE OR WITHIN ONE MILE OF THE BOUNDARY OF THE CORE THE PROPERTY MAY BE INCLUDED IN THE DISTRICT IF DETERMINED TO BE AGRICULTURALLY AND FORESTALLY SIGNIFICANT LAND AS DEFINED BY THE STATE CODE OF VIRGINIA (15.2-4302), as follows:

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(Describe in Detail the Use of the Subject Property)

timber crops, hay

We the undersigned have read the above mentioned conditions and request the property described above be designated an Agricultural and Forestal District.

[Signature]

Owner(s) Signatures

[Signature]

Witness

(Use a separate sheet for each owner. If an applicant owns more than one parcel, all parcels may be included on one sheet, **EXCEPT** for parcels that are not a part of the core or within one mile of the boundary of the core.)

(Please use a separate sheet for each property owner to be included in the District.)

PROPERTY OWNER'S NAME: Riverview Farms Land LLC

MAILING ADDRESS: 5517 Roundabout Rd Louisa VA 23093

TAX MAP # 56

SUBDIVISION NAME: _____ LOT/PARCEL# 107A

ACREAGE: 14.117 ZONING: A1

PART OF THE CORE: YES or NO

WITHIN ONE MILE OF THE BOUNDARY OF THE CORE: YES or NO

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(Describe in Detail the Use of the Subject Property)

Pasture / Hay and cattle

We the undersigned have read the above mentioned conditions and request the property described above be designated an Agricultural and Forestal District.

[Signature]

[Signature]

Owner(s) Signatures

Witness

(Use a separate sheet for each owner. If an applicant owns more than one parcel, all parcels may be included on one sheet, EXCEPT for parcels that are not a part of the core or within one mile of the boundary of the core.)

(Please use a separate sheet for each property owner to be included in the District.)

PROPERTY OWNER'S NAME: Riverview Farms Land LLC

MAILING ADDRESS: 5517 Poundabout Rd Louisa VA 23093

TAX MAP # 56

SUBDIVISION NAME: _____ LOT/PARCEL# 107B

ACREAGE: 90 ZONING: A1

PART OF THE CORE: YES or NO

WITHIN ONE MILE OF THE BOUNDARY OF THE CORE: YES or NO

IF THE PROPERTY IS NOT A PART OF THE CORE OR WITHIN ONE MILE OF THE BOUNDARY OF THE CORE THE PROPERTY MAY BE INCLUDED IN THE DISTRICT IF DETERMINED TO BE AGRICULTURALLY AND FORESTALLY SIGNIFICANT LAND AS DEFINED BY THE STATE CODE OF VIRGINIA (15.2-4302), as follows:

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(Describe in Detail the Use of the Subject Property)

pasture, hay, corn, cattle

We the undersigned have read the above mentioned conditions and request the property described above be designated an Agricultural and Forestal District.

A B M

Owner(s) Signatures

[Signature]

Witness

(Use a separate sheet for each owner. If an applicant owns more than one parcel, all parcels may be included on one sheet, EXCEPT for parcels that are not a part of the core or within one mile of the boundary of the core.)

(Please use a separate sheet for each property owner to be included in the District.)

PROPERTY OWNER'S NAME: Riverview Farms Land LLC

• MAILING ADDRESS: 5517 Poundabout Rd Louisa VA 23093

TAX MAP # 56

• SUBDIVISION NAME: _____ LOT/PARCEL# 108

• ACREAGE: 83.299 ZONING: A2

• PART OF THE CORE: YES or NO

• WITHIN ONE MILE OF THE BOUNDARY OF THE CORE: YES or NO

• IF THE PROPERTY IS NOT A PART OF THE CORE OR WITHIN ONE MILE OF THE BOUNDARY OF THE CORE THE PROPERTY MAY BE INCLUDED IN THE DISTRICT IF DETERMINED TO BE AGRICULTURALLY AND FORESTALLY SIGNIFICANT LAND AS DEFINED BY THE STATE CODE OF VIRGINIA (15.2-4302), as follows:

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(Describe in Detail the Use of the Subject Property)

Turkeys, Timber

We the undersigned have read the above mentioned conditions and request the property described above be designated an Agricultural and Forestal District.

[Signature]

[Signature]

Owner(s) Signatures

Witness

(Use a separate sheet for each owner. If an applicant owns more than one parcel, all parcels may be included on one sheet, EXCEPT for parcels that are not a part of the core or within one mile of the boundary of the core.)

(Please use a separate sheet for each property owner to be included in the District.)

PROPERTY OWNER'S NAME: Riverview Farms Land LLC

• MAILING ADDRESS: 5517 Roundabout Rd Louisa VA 23093

TAX MAP # 54

• SUBDIVISION NAME: _____ LOT/PARCEL# 109

• ACREAGE: 24.07 ZONING: A2

• PART OF THE CORE: YES or NO

• WITHIN ONE MILE OF THE BOUNDARY OF THE CORE: YES or NO

• IF THE PROPERTY IS NOT A PART OF THE CORE OR WITHIN ONE MILE OF THE BOUNDARY OF THE CORE THE PROPERTY MAY BE INCLUDED IN THE DISTRICT IF DETERMINED TO BE AGRICULTURALLY AND FORESTALLY SIGNIFICANT LAND AS DEFINED BY THE STATE CODE OF VIRGINIA (15.2-4302), as follows:

- "Agriculturally and forestally significant land" means land that has recently or historically produced agricultural and forestal products, is suitable for agricultural or forestal production or is considered appropriate to be retained for agricultural and forestal production as determined by such factors as soil quality, topography, climate, markets, farm structures, and other relevant factors.
- "Agricultural products" means crops, livestock and livestock products, including but not limited to: field crops, fruits, vegetables, horticultural specialties, cattle, sheep, hogs, goats, horses, poultry, furbearing animals, milk, eggs and furs.
- "Agricultural production" means the production for commercial purposes of crops, livestock and livestock products, and includes the processing or retail sales by the producer of crops, livestock or livestock products which are produced on the parcel or in the district.
- "Forestal production" means the production for commercial purposes of forestal products and includes the processing or retail sales, by the producer, of forestal products which are produced on the parcel or in the district. "Forestal products" includes, but is not limited to, saw timber, pulpwood, posts, firewood, Christmas trees and other tree and wood products for sale or for farm use.

(Describe in Detail the Use of the Subject Property)

Timber

We the undersigned have read the above mentioned conditions and request the property described above be designated an Agricultural and Forestal District.

A B M

[Signature]

Owner(s) Signatures

Witness

(Use a separate sheet for each owner. If an applicant owns more than one parcel, all parcels may be included on one sheet, EXCEPT for parcels that are not a part of the core or within one mile of the boundary of the core.)

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. (Use additional sheets as necessary.)

- * PROPERTY OWNER'S NAME: Julie + Connor Miller
MAILING ADDRESS: 890 Holly Springs Dr Louisa VA 23093
TAX MAP # 54
SUBDIVISION NAME: _____ LOT/PARCEL# 31
ACREAGE 38.052 ZONING A2
- * PROPERTY OWNER'S NAME: Joseph + Christine Morlino
MAILING ADDRESS: 10717 Shadyford Lane Glen Allen VA 23060
TAX MAP # 54
SUBDIVISION NAME: _____ LOT/PARCEL# 110
ACREAGE 40.037 ZONING A2
- * PROPERTY OWNER'S NAME: Brittany + Ryan Dyess
MAILING ADDRESS: 3540 Roni Lane Louisa VA 23093
TAX MAP # 54
SUBDIVISION NAME: _____ LOT/PARCEL# 916
ACREAGE 10.49 ZONING A2
- * PROPERTY OWNER'S NAME: Timothy Colclough
MAILING ADDRESS: 357 Roni Lane Louisa VA 23093
TAX MAP # 54
SUBDIVISION NAME: _____ LOT/PARCEL# 915
ACREAGE 5.89 ZONING A2
- * PROPERTY OWNER'S NAME: Florence White
MAILING ADDRESS: 4971 Yanceyville Rd Louisa VA 23093
TAX MAP # 54
SUBDIVISION NAME: _____ LOT/PARCEL# 82
ACREAGE 5 ZONING A2
- * PROPERTY OWNER'S NAME: Dan Harris C/O Woodrow Harris
MAILING ADDRESS: PO Box 349 Louisa VA 23093
TAX MAP # 54
SUBDIVISION NAME: _____ LOT/PARCEL# 11B
ACREAGE 2 ZONING A2

- * PROPERTY OWNER'S NAME: Woodrow Harris
MAILING ADDRESS: PO Box 455 Louisa VA 23093
TAX MAP # 56
SUBDIVISION NAME: _____ LOT/PARCEL# 11 A
ACREAGE 2 ZONING A2
- * PROPERTY OWNER'S NAME: Wendy Harris & Bertha Rush
MAILING ADDRESS: PO Box 369 Louisa VA 23093
TAX MAP # 54
SUBDIVISION NAME: _____ LOT/PARCEL# 130
ACREAGE 7 ZONING A2
- * PROPERTY OWNER'S NAME: Allen & Laura Clark
MAILING ADDRESS: 4764 Yanceyville Rd Louisa VA 23093
TAX MAP # 57
SUBDIVISION NAME: _____ LOT/PARCEL# 15
ACREAGE 25.582 ZONING A2
- * PROPERTY OWNER'S NAME: Robert Bickers
MAILING ADDRESS: PO Box 1032 Louisa VA 23093
TAX MAP # 56
SUBDIVISION NAME: _____ LOT/PARCEL# 131
ACREAGE 6.14 ZONING A2
- * PROPERTY OWNER'S NAME: John & Ashley Kober
MAILING ADDRESS: 4536 Yanceyville Rd Louisa VA 23093
TAX MAP # 57
SUBDIVISION NAME: _____ LOT/PARCEL# 15A
ACREAGE 3.045 ZONING A2
- * PROPERTY OWNER'S NAME: John & Mary Kober
MAILING ADDRESS: 4500 Yanceyville Rd Louisa VA 23093
TAX MAP # 57
SUBDIVISION NAME: _____ LOT/PARCEL# 16
ACREAGE 2 ZONING A2

- *
PROPERTY OWNER'S NAME: Earl Leischner + Tasha Kessler
MAILING ADDRESS: 4458 Yanceyville Rd Louisa VA 23093
TAX MAP # 57
SUBDIVISION NAME: _____ LOT/PARCEL# 17
ACREAGE 1.5 ZONING A2
- *
PROPERTY OWNER'S NAME: Newman Properties LLC
MAILING ADDRESS: 26068 Constitution Hwy
Rhoadesville VA 22542 TAX MAP # 57
SUBDIVISION NAME: _____ LOT/PARCEL# 21
ACREAGE 81.99 ZONING A2
- *
PROPERTY OWNER'S NAME: David Anderson + Theresa Shifflett
MAILING ADDRESS: 4364 Yanceyville Rd Louisa VA 23093
TAX MAP # 57
SUBDIVISION NAME: _____ LOT/PARCEL# 21 A
ACREAGE 2 ZONING A2
- *
PROPERTY OWNER'S NAME: Erik + Haley Skar
MAILING ADDRESS: 7351 Foster Lane Nokesville VA 20181
TAX MAP # 57
SUBDIVISION NAME: _____ LOT/PARCEL# 38
ACREAGE 120.455 ZONING A1
- *
PROPERTY OWNER'S NAME: Robert Gladhill
MAILING ADDRESS: 4103 Yanceyville Rd Louisa VA 23093
TAX MAP # 57
SUBDIVISION NAME: _____ LOT/PARCEL# 191
ACREAGE 1.8554 ZONING A1
- *
PROPERTY OWNER'S NAME: Lorenzo + Jessica Carter
MAILING ADDRESS: 4107 Yanceyville Rd Louisa VA 23093
TAX MAP # 57
SUBDIVISION NAME: _____ LOT/PARCEL# 19 2
ACREAGE 2 ZONING A1

- * PROPERTY OWNER'S NAME: Paul + Crystal Frankart
MAILING ADDRESS: 4111 Yancyville Rd Louisa VA 23093
TAX MAP # 57
SUBDIVISION NAME: _____ LOT/PARCEL# 19 3
ACREAGE 3.0722 ZONING A1
- * PROPERTY OWNER'S NAME: Brian Hudson, Cara Link, Tammy Hayes
MAILING ADDRESS: 4115 Yancyville Rd Louisa VA 23093
TAX MAP # 57
SUBDIVISION NAME: _____ LOT/PARCEL# 19 4
ACREAGE 3.0722 ZONING A1
- * PROPERTY OWNER'S NAME: Pu-Ming Wang Sloan
MAILING ADDRESS: 5721 Yancyville Rd Louisa VA 23093
TAX MAP # 56
SUBDIVISION NAME: _____ LOT/PARCEL# 133
ACREAGE 10.472 ZONING A1
- * PROPERTY OWNER'S NAME: "
MAILING ADDRESS: "
TAX MAP # 56
SUBDIVISION NAME: _____ LOT/PARCEL# 135
ACREAGE 24.17 ZONING A1
- * PROPERTY OWNER'S NAME: L Morse Jr
MAILING ADDRESS: 1128 Roundabout Rd Louisa VA 23093
TAX MAP # 56
SUBDIVISION NAME: _____ LOT/PARCEL# 134
ACREAGE 9.79 ZONING A1
- * PROPERTY OWNER'S NAME: Hopkins Family Land LLC
MAILING ADDRESS: 306 Horseshoe Farm Rd
Louisa VA 23093 TAX MAP # 56
SUBDIVISION NAME: _____ LOT/PARCEL# 91
ACREAGE 83 ZONING A1

* PROPERTY OWNER'S NAME: Michael Hopkins
MAILING ADDRESS: 5964 Roundabout Rd Louisa VA 23093
TAX MAP # 56
SUBDIVISION NAME: _____ LOT/PARCEL# 106
ACREAGE 12 ZONING A1

* PROPERTY OWNER'S NAME: Marguerite Pengers
MAILING ADDRESS: 3573 Yancyville Rd Louisa VA 23093
TAX MAP # 56
SUBDIVISION NAME: _____ LOT/PARCEL# 137
ACREAGE 86.8 ZONING A2

* PROPERTY OWNER'S NAME: Elizabeth + Paul Pratt
MAILING ADDRESS: 300 Cook Rd Yorktown VA 23690
TAX MAP # 56
SUBDIVISION NAME: _____ LOT/PARCEL# 138
ACREAGE 67.124 ZONING A1

* PROPERTY OWNER'S NAME: "
MAILING ADDRESS: "
TAX MAP # 56
SUBDIVISION NAME: _____ LOT/PARCEL# 141
ACREAGE 116.439 ZONING A2

* PROPERTY OWNER'S NAME: Riverview Farm Land LLC
MAILING ADDRESS: 5517 Roundabout Rd Louisa VA 23093
TAX MAP # 56
SUBDIVISION NAME: _____ LOT/PARCEL# 102
ACREAGE 144.078 ZONING A2

* PROPERTY OWNER'S NAME: "
MAILING ADDRESS: "
TAX MAP # 56
SUBDIVISION NAME: _____ LOT/PARCEL# 102D
ACREAGE 1.5 ZONING A2

* PROPERTY OWNER'S NAME: "
MAILING ADDRESS: "
TAX MAP # 54
SUBDIVISION NAME: _____ LOT/PARCEL# 98
ACREAGE 7.36 ZONING A2

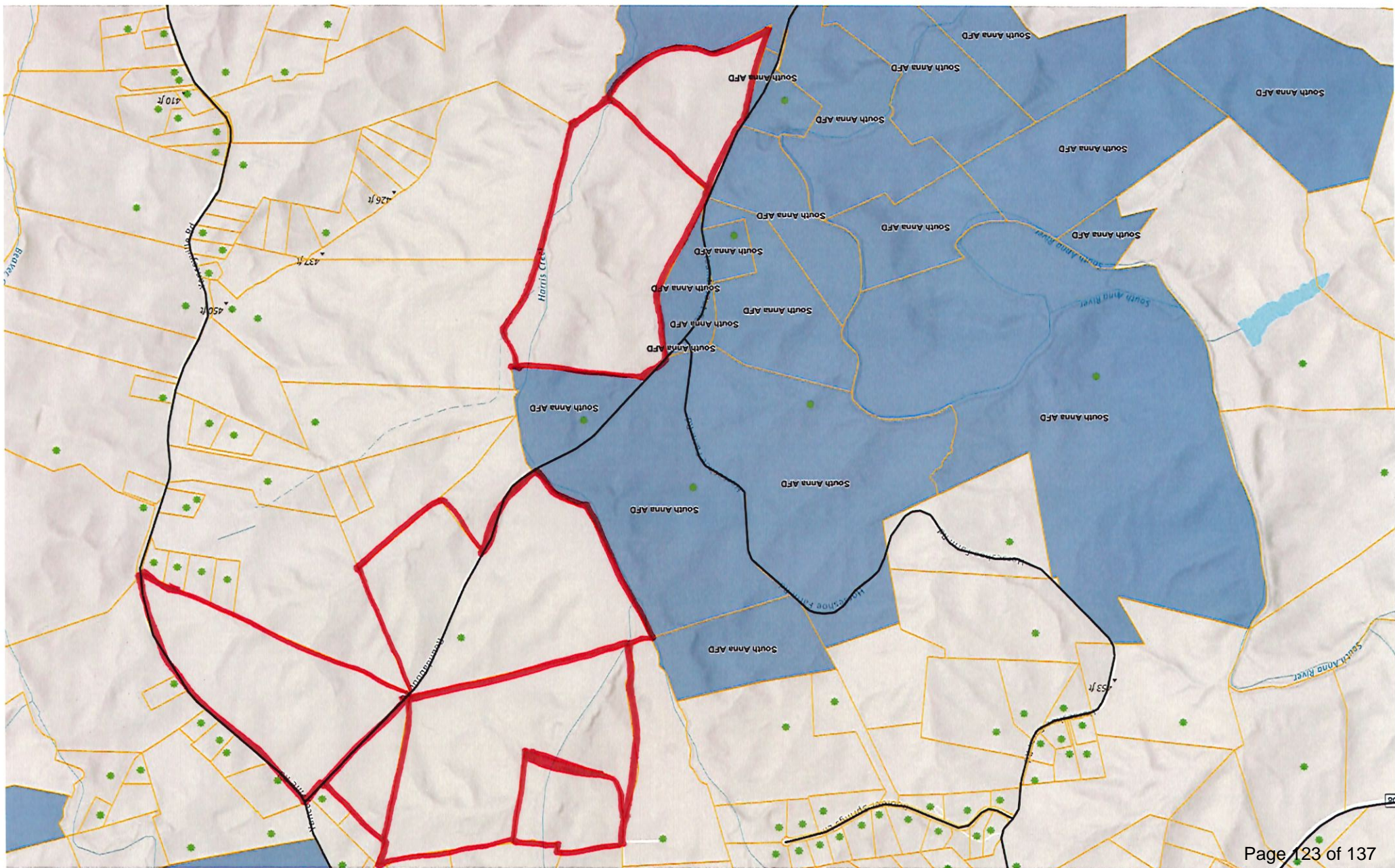
* PROPERTY OWNER'S NAME: "
MAILING ADDRESS: "
TAX MAP # 54
SUBDIVISION NAME: _____ LOT/PARCEL# 94
ACREAGE 33.443 ZONING A1

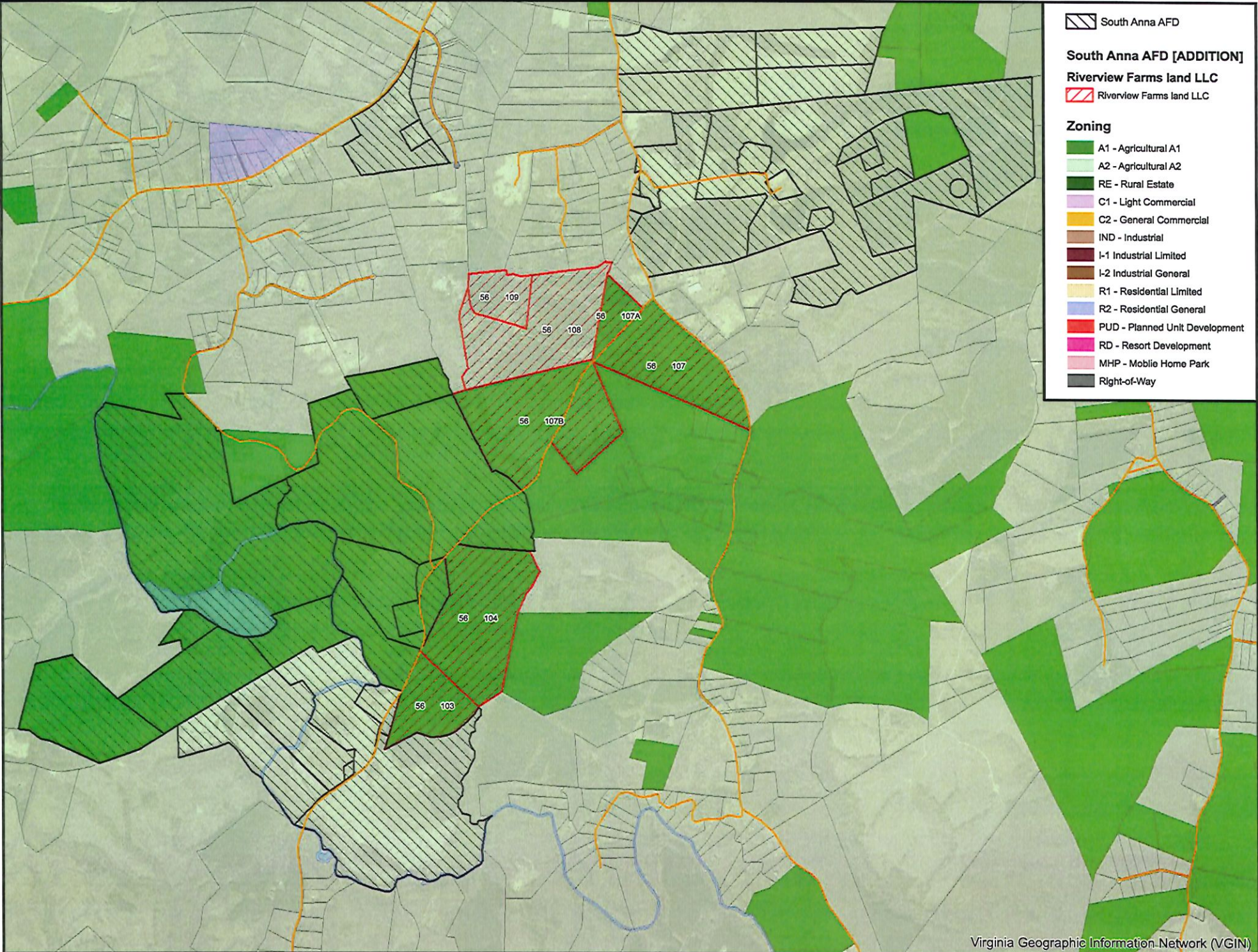
* PROPERTY OWNER'S NAME: "
MAILING ADDRESS: "
TAX MAP # 54
SUBDIVISION NAME: _____ LOT/PARCEL# 93
ACREAGE 26.8 ZONING A1

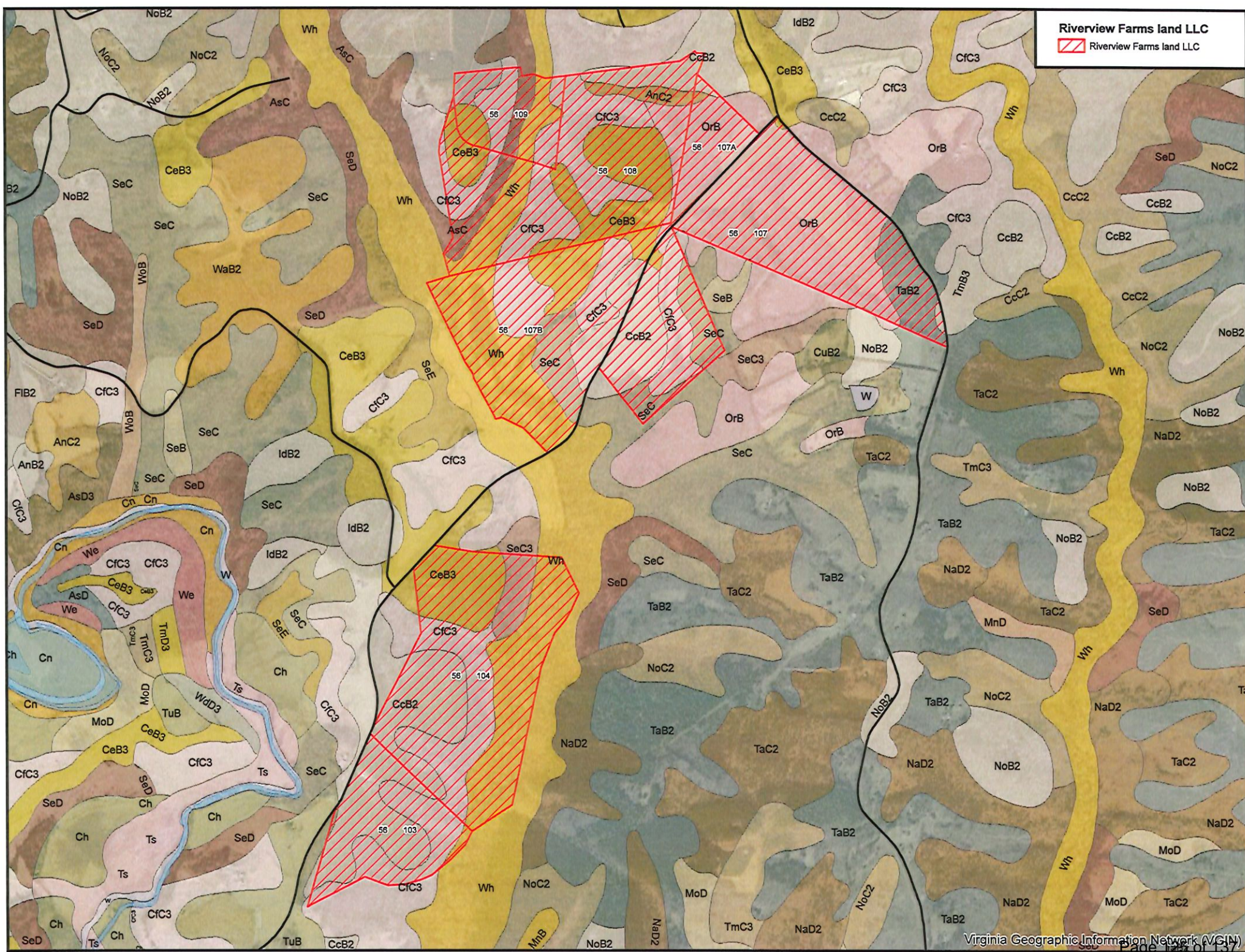
* PROPERTY OWNER'S NAME: "
MAILING ADDRESS: "
TAX MAP # 54
SUBDIVISION NAME: _____ LOT/PARCEL# 102B
ACREAGE 10.732 ZONING A1

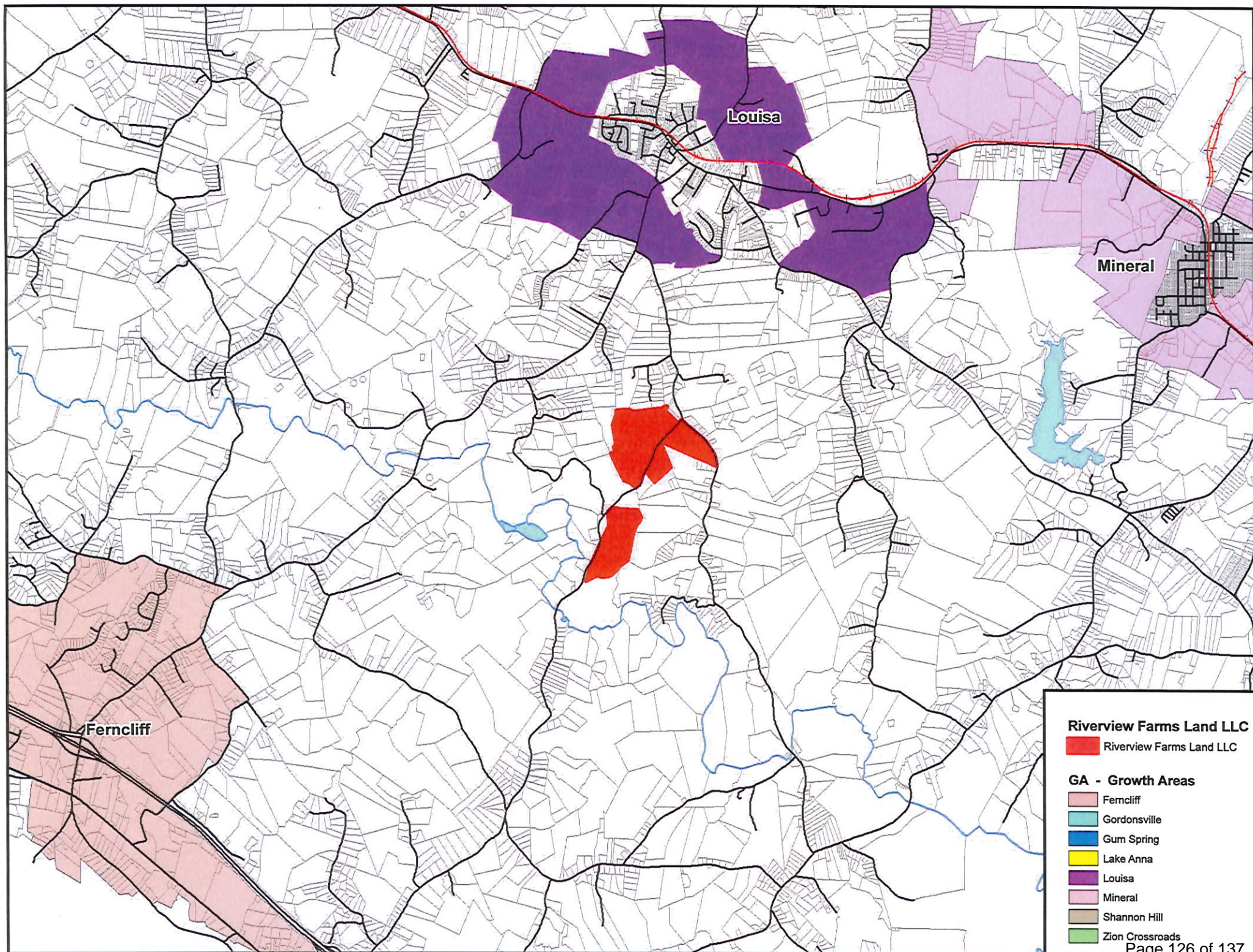
* PROPERTY OWNER'S NAME: _____
MAILING ADDRESS: _____
TAX MAP # _____
SUBDIVISION NAME: _____ LOT/PARCEL# _____
ACREAGE _____ ZONING _____

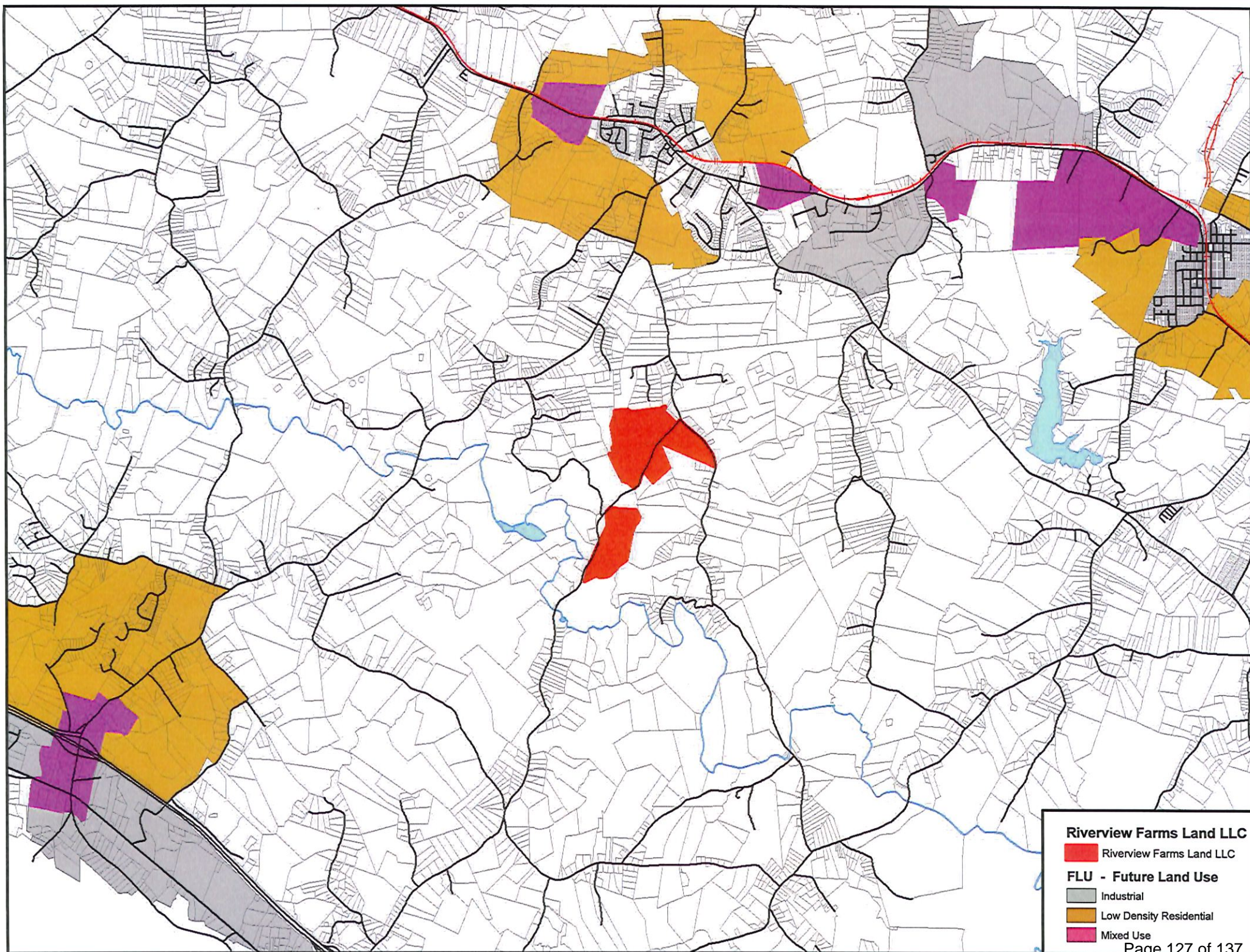
* PROPERTY OWNER'S NAME: _____
MAILING ADDRESS: _____
TAX MAP # _____
SUBDIVISION NAME: _____ LOT/PARCEL# _____
ACREAGE _____ ZONING _____











Riverview Farms Land LLC

 Riverview Farms Land LLC

FLU - Future Land Use

 Industrial

 Low Density Residential

 Mixed Use



COUNTY OF LOUISA
APPLICATION FOR THE CREATION OF, ADDITION TO OR REMOVAL FROM AN
AGRICULTURAL AND FORESTAL DISTRICT

Section A: To be completed by applicant or contact person for proposed district.

1. Name of District Indian Creek
2. General Location of the District (City, County or Town)
4 miles east of Cuckoo on the southside of US Rte 33.

3. Total Acreage in the District or Addition 20.0

4. Please read the proposed conditions to creation of the district pursuant to Section 15.2-4309 of the Code of Virginia which is attached to this application.

5. Proposed Period Before the First Review (4-10 years) 10 years

6. Names and Tax Map Parcel Number(s) of Landowners Applying for the District:
(Please use individual owner sheets on page six (6), for full parcel information):

NAME	TAX MAP & PARCEL NUMBER(S)
<u>Ronald + Jayne Sharpe</u>	<u>83 3</u>

PLEASE INDICATE WHO THE CONTACT PERSON WILL BE FOR THE PROPOSED DISTRICT AND A PHONE NUMBER AND EMAIL ADDRESS WHERE THEY MAY BE REACHED.

Contact Name Ronald Sharpe

Phone Number 540 894 1598

Email Address resredman51@gmail.com

(Please use a separate sheet for each property owner to be included in the District.)

PROPERTY OWNER'S NAME: Ronald + Jayne Sharpe

• MAILING ADDRESS: 254 Glen Air Rd Mineral, VA 23117

TAX MAP # 83

• SUBDIVISION NAME: _____ LOT/PARCEL# 3

• ACREAGE: 20.0 ZONING: A2

• PART OF THE CORE: YES or NO

• WITHIN ONE MILE OF THE BOUNDARY OF THE CORE: YES or NO

• IF THE PROPERTY IS NOT A PART OF THE CORE OR WITHIN ONE MILE OF THE BOUNDARY OF THE CORE THE PROPERTY MAY BE INCLUDED IN THE DISTRICT IF DETERMINED TO BE AGRICULTURALLY AND FORESTALLY SIGNIFICANT LAND AS DEFINED BY THE STATE CODE OF VIRGINIA (15.2-4302), as follows:

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(Describe in Detail the Use of the Subject Property)

Cut hay, livestock production, farm equipment, timber production

We the undersigned have read the above mentioned conditions and request the property described above be designated an Agricultural and Forestal District.

Ronald + Jayne Sharpe
Jayne Sharpe
Owner(s) Signatures

[Signature]
Witness

(Use a separate sheet for each owner. If an applicant owns more than one parcel, all parcels may be included on one sheet, EXCEPT for parcels that are not a part of the core or within one mile of the boundary of the core.)

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. (Use additional sheets as necessary.)

- * PROPERTY OWNER'S NAME: Michael Moore
MAILING ADDRESS: 2240 Apple Grove Rd Mineral, VA 23117
TAX MAP # 83
SUBDIVISION NAME: _____ LOT/PARCEL# 15
ACREAGE 0.854 ZONING A-2
- * PROPERTY OWNER'S NAME: Shirley + Leslie Johnson
MAILING ADDRESS: 2181 Apple Grove Rd Mineral, VA 23117
TAX MAP # 83
SUBDIVISION NAME: _____ LOT/PARCEL# 4
ACREAGE 1 ZONING A2
- * PROPERTY OWNER'S NAME: Curtis Rossen
MAILING ADDRESS: 1995 Apple Grove Rd Mineral VA 23117
TAX MAP # 83
SUBDIVISION NAME: _____ LOT/PARCEL# 11A
ACREAGE 3.5 ZONING A-2
- * PROPERTY OWNER'S NAME: Ira + Eddie Anderson
MAILING ADDRESS: 2123 Apple Grove Rd Mineral VA 23117
TAX MAP # 83
SUBDIVISION NAME: _____ LOT/PARCEL# 11D
ACREAGE 5.801 ZONING A-2
- * PROPERTY OWNER'S NAME: Karen + Robert Bunting
MAILING ADDRESS: 584 Glen Aire Rd Mineral VA 23117
TAX MAP # 83
SUBDIVISION NAME: _____ LOT/PARCEL# 7
ACREAGE 5.2 ZONING A-2
- * PROPERTY OWNER'S NAME: "
MAILING ADDRESS: "
TAX MAP # 83
SUBDIVISION NAME: _____ LOT/PARCEL# 1A
ACREAGE 447.91 ZONING A-1

* PROPERTY OWNER'S NAME: Apple Grove Solar LLC
MAILING ADDRESS: 1201 Wilson Blvd ste 2200
Arlington VA 22209 TAX MAP # 83
SUBDIVISION NAME: _____ LOT/PARCEL# 4
ACREAGE 182.333 ZONING A2

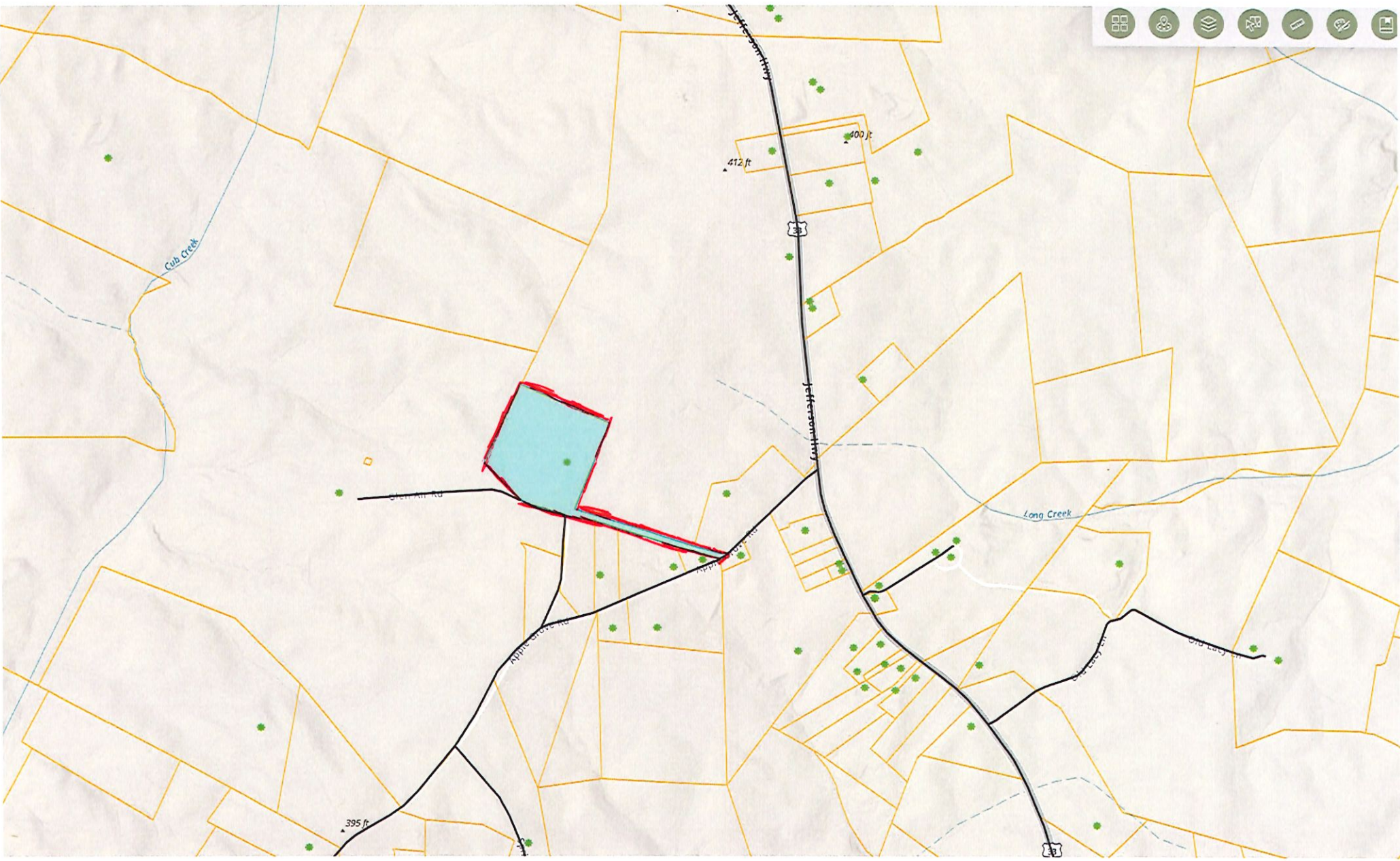
* PROPERTY OWNER'S NAME: Reba + Michael Harper
MAILING ADDRESS: 2335 Apple Grove Rd Mineral VA 23117
TAX MAP # 83
SUBDIVISION NAME: _____ LOT/PARCEL# 4A
ACREAGE 10.528 ZONING A2

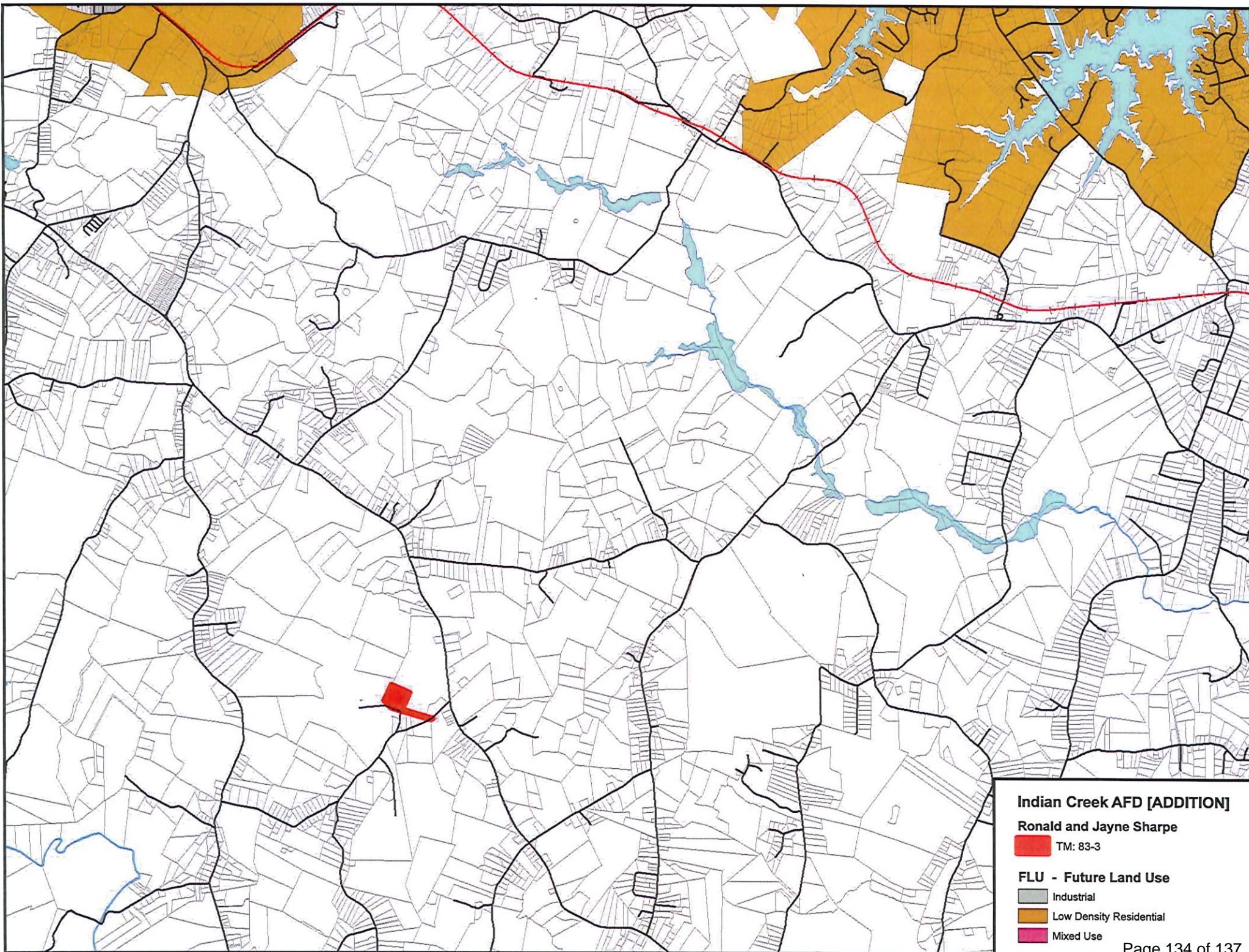
* PROPERTY OWNER'S NAME: _____
MAILING ADDRESS: _____
TAX MAP # _____
SUBDIVISION NAME: _____ LOT/PARCEL# _____
ACREAGE _____ ZONING _____

* PROPERTY OWNER'S NAME: _____
MAILING ADDRESS: _____
TAX MAP # _____
SUBDIVISION NAME: _____ LOT/PARCEL# _____
ACREAGE _____ ZONING _____

* PROPERTY OWNER'S NAME: _____
MAILING ADDRESS: _____
TAX MAP # _____
SUBDIVISION NAME: _____ LOT/PARCEL# _____
ACREAGE _____ ZONING _____

* PROPERTY OWNER'S NAME: _____
MAILING ADDRESS: _____
TAX MAP # _____
SUBDIVISION NAME: _____ LOT/PARCEL# _____
ACREAGE _____ ZONING _____





Indian Creek AFD [ADDITION]

Ronald and Jayne Sharpe

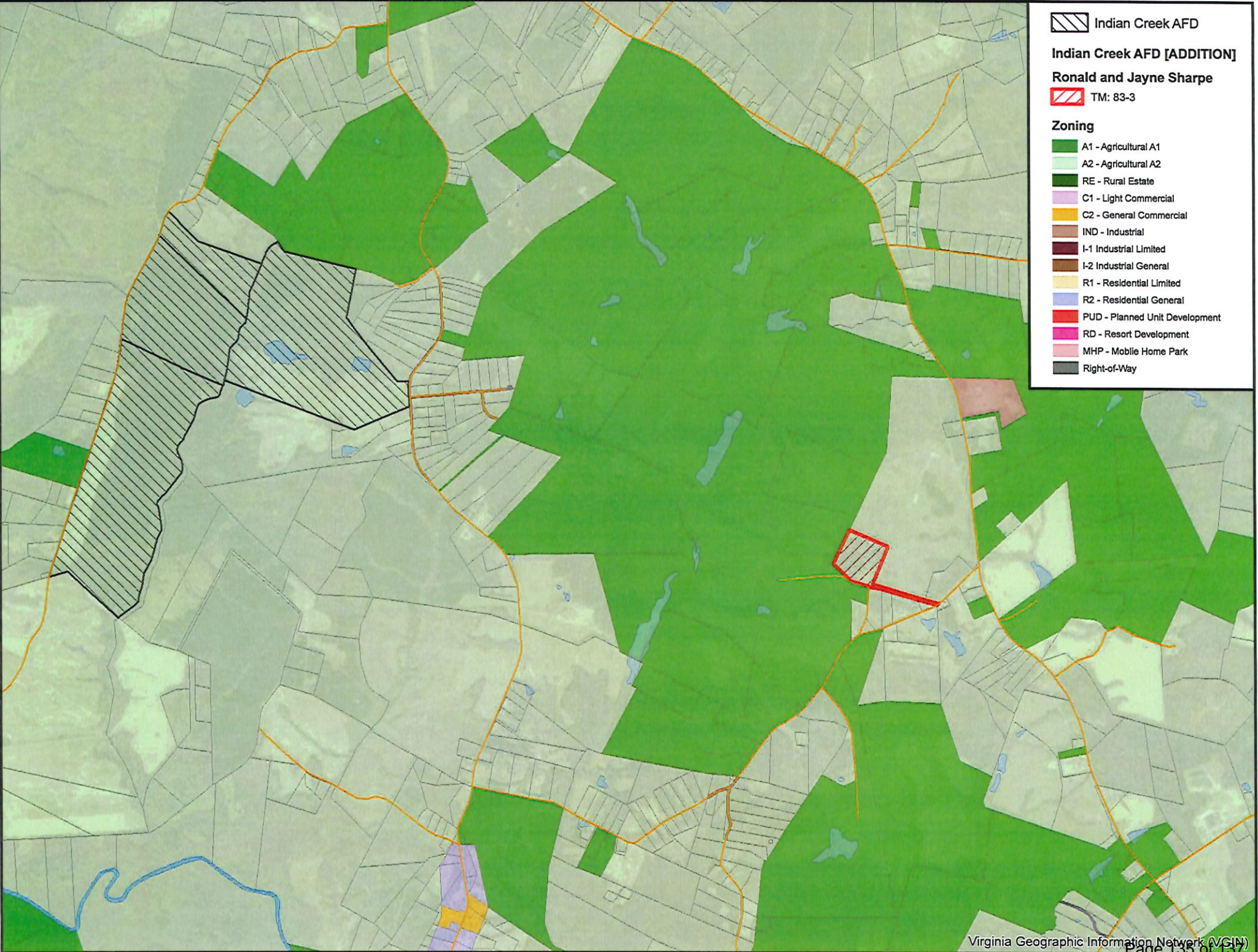
 TM: 83-3

FLU - Future Land Use

 Industrial

 Low Density Residential

 Mixed Use
















 Indian Creek AFD

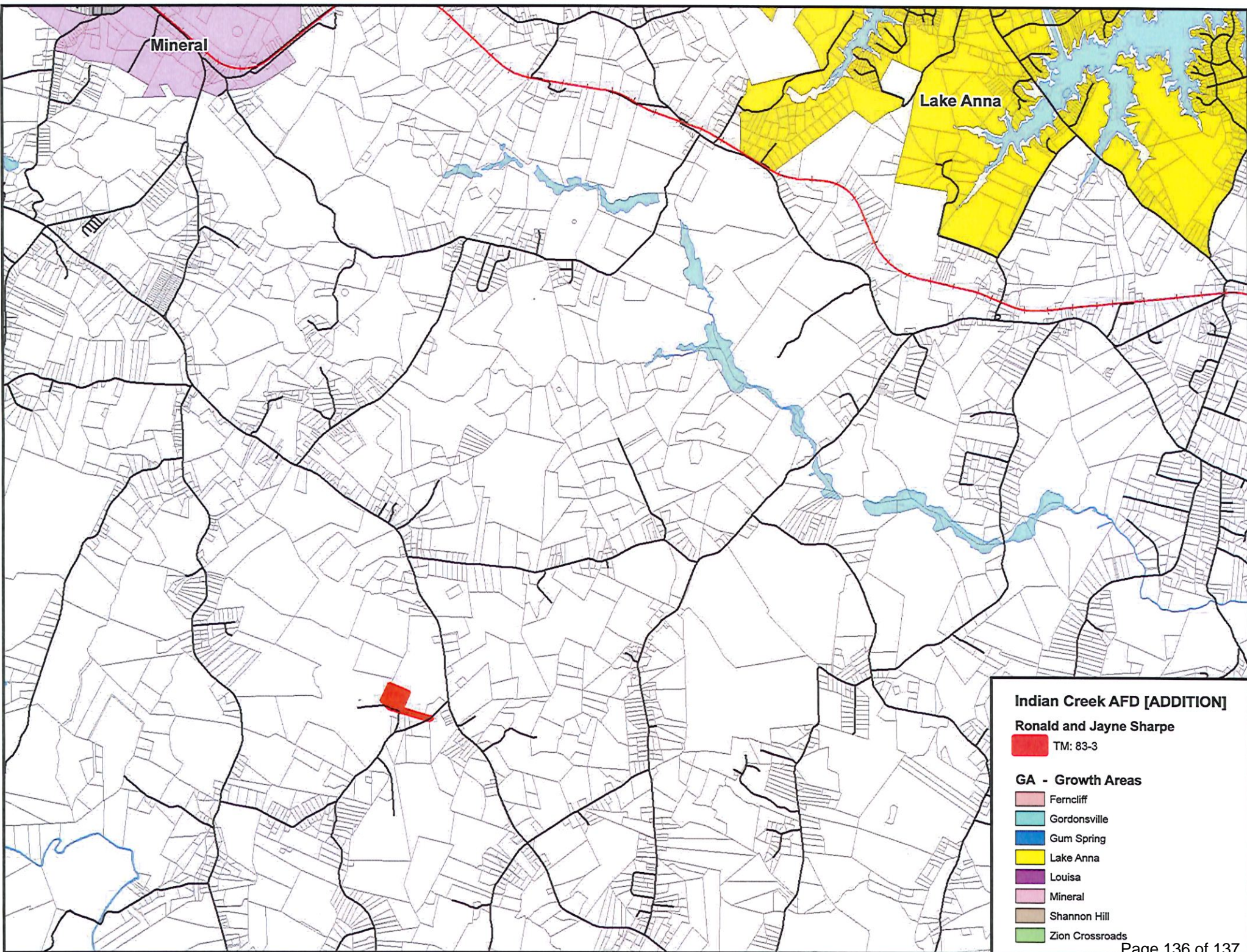
Indian Creek AFD [ADDITION]

Ronald and Jayne Sharpe

 TM: 83-3

Zoning

-  A1 - Agricultural A1
-  A2 - Agricultural A2
-  RE - Rural Estate
-  C1 - Light Commercial
-  C2 - General Commercial
-  IND - Industrial
-  I-1 Industrial Limited
-  I-2 Industrial General
-  R1 - Residential Limited
-  R2 - Residential General
-  PUD - Planned Unit Development
-  RD - Resort Development
-  MHP - Mobile Home Park
-  Right-of-Way



Mineral

Lake Anna

Indian Creek AFD [ADDITION]

Ronald and Jayne Sharpe

TM: 83-3

GA - Growth Areas

- Ferndale
- Gordonsville
- Gum Spring
- Lake Anna
- Louisa
- Mineral
- Shannon Hill
- Zion Crossroads

Indian Creek AFD [ADDITION]

Ronald and Jayne Sharpe

 TM: 83-3

