



**COUNTY OF LOUISA
COMMUNITY DEVELOPMENT**

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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 Cutilong 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 Cutilong Consolidated, LLC; Agent Hirschler, Charles W. Payne, Jr. request the following:

- RP20 Cutilong 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 Cutilong Resort Development. Additionally, the



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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.