

**NOTICE OF PUBLIC HEARING  
LOUISA COUNTY PLANNING COMMISSION**

The Louisa County Planning Commission will meet to review or conduct public hearing(s) on the following item(s) at 7:00 p.m. on Thursday, March 12, 2026, in the Louisa County Office Building, Public Meeting Room, Main Floor, 1 Woolfolk Avenue, Louisa, Virginia.

**PUBLIC HEARINGS**

**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;**

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, Distillery 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, gated 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; Tributer V&C Development CO LLC, CUTALONG MODEL LLC/ Wares Crossroads Development LLC; Agent Hirschler, Charles W. Payne, Jr., request the following:

- A 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 entrances. The applicant also requests Wares Crossroads Development and Cutalong at Tributer Bay share all utilities. RP20 Cutalong Consolidated, LLC consists of parcels zoned (RD Resort Development); 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. V&C Development CO LLC consists of parcel 29-11-157. Tributer V&C Development CO LLC consist of parcels 29-11-F and 29-11-E.

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, 28-97E, zoned Agricultural (A-2 GAOD) and 29-2 zoned Agricultural (A-1 GAOD), in the Mineral Election District. The 2040 Louisa County Comprehensive Plan designates this area as Mixed-Use, inside the Lake Anna Growth Area.

**Public Hearing – Amendment to Chapter 86 Land Development Regulations – Proposed Addition – South Anna Agricultural and Forestal District**

Riverview Farms Land LLC, applicants/owners; request an amendment to Article II. Zoning Ordinance and Maps; Division 7. Agricultural and Forestal Districts of the Louisa County Land Development Regulations (Section 86-501 Districts Described) to amend the South Anna Agricultural and Forestal District to add tax map parcels 56-103, 56-104, 56-107, 56-107A, 56-107B, 56-108, and 56-109, containing a total of 412.523 acres. The proposed district addition is located on the southeast side of State Route 208 (Courthouse Road), south of State Route 800 (Holly Springs Drive), along Roundabout Road. The proposed district addition is located adjacent to the existing southern portion of the South Anna Agricultural and Forestal District and is located in the Patrick Henry Voting District. The 2040 Louisa County Comprehensive Plan designates this area of Louisa County as Rural Area.

In accordance with Section 15.2-4307 of the State Code of Virginia –

- an application for a district or an addition has been filed with the program administrator;
- the application will be on file open to public inspection in the office of the clerk of the local governing body;
- any owner of additional qualifying land may join the application within thirty days from the date of the notice or, with the consent of the local governing body, at any time before the public hearing the local governing body must hold on the application;
- any owner who joined in the application may withdraw his land, in whole or in part, by written notice filed with the local governing body, at any time before the local governing body acts pursuant to § [15.2-4309](#); and
- additional qualifying lands may be added to an already created district at any time upon separate application pursuant to this chapter;

**Public Hearing – Amendment to Chapter 86 Land Development Regulations – Proposed Addition – Indian Creek Agricultural and Forestal District**

Ronald and Jayne Sharpe, applicants/owners; request an amendment to Article II. Zoning Ordinance and Maps; Division 7. Agricultural and Forestal Districts of the Louisa County Land Development Regulations (Section 86-501 Districts Described) to amend the Indian Creek Agricultural and Forestal District to add tax map parcel 83-3, containing a total of 20 acres. The proposed district addition is located 1.75 miles from the Indian Creek Agricultural and Forestal District and is in the Cuckoo Voting District. The parcel is located west of State Route 33 (Jefferson Highway), north of State Route 657 (Apple Grove Road), and northeast of Glen Aire Road. The 2040 Louisa Comprehensive Plan designates this area of Louisa County as Rural Area.

In accordance with Section 15.2-4307 of the State Code of Virginia –

- an application for a district or an addition has been filed with the program administrator;
- the application will be on file open to public inspection in the office of the clerk of the local governing body;
- any owner of additional qualifying land may join the application within thirty days from the date of the notice or, with the consent of the local governing body, at any time before the public hearing the local governing body must hold on the application;
- any owner who joined in the application may withdraw his land, in whole or in part, by written notice filed with the local governing body, at any time before the local governing body acts pursuant to § [15.2-4309](#); and
- additional qualifying lands may be added to an already created district at any time upon separate application pursuant to this chapter;

Adjacent and area property owners who would like to join the proposed districts are invited to do so by contacting the Community Development Department at the above address within thirty (30) days of this notice or with consent of the local governing body. This district will be subject to public review and hearings with the Planning Commission and Board of Supervisors, through separate notice.

**Ways to participate:**

You may join the meeting in-person to provide public comment or submit a comment in writing to [PlanningZoning@louisa.org](mailto: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](http://www.louisacounty.com) and look for the live meetings under the Government tab.

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