



Phone (540) 967-3430 **COUNTY OF LOUISA** Fax (540) 967-3486

COMMUNITY DEVELOPMENT DEPARTMENT

www.louisacounty.com

TO: Louisa County Board of Supervisors
FROM: Staff, Louisa County Community Development
DATE: March 24, 2026

REQUEST:

1. 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.
2. Sec. 86-312. - Permitted uses with a conditional use permit in Planned Unit Development (PUD) 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.
3. 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 (PUD) with a new internal private, gated road network.
4. Sec. 86-321. - Waivers and modifications to the Planned Unit Development District (PUD) to allow for Garden Cottages to be accessed from the private road via a twenty-foot (20') access easement.
5. 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 (PUD) 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 (PUD) 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,

REQUEST: The Board of Supervisors will meet to review the above items on Monday, April 6, 2026, at 6:00 P.M. in the Louisa County Public Meeting Room.

INFORMATION SUMMARY	
TAX MAP AND PARCEL #:	28-97D, 29-3, 28-97E, 29-2
ACREAGE:	393.8417
ELECTION DISTRICT:	Mineral
ZONING:	Agricultural (A-2 GAOD) Parcels 28-97D, 29-3, 28-97E, and Agricultural (A-1 GAOD) Parcel 29-2
REQUESTED ZONING	Planned Unit Development (PUD)
SURROUNDING ZONING:	Agricultural (A-2) Residential General (R-2) General Commercial (C-2 GAOD) Resort Development (RD)
EXISTING USE(S):	Timber Property /Vacant Real Estate Office (29-2)
GROWTH AREA:	Lake Anna
FUTURE LAND USE(S):	Mixed Use

OWNER/APPLICANT (PUD):

Ware Family LLC
2891 Mosco Trail
Powhatan, VA 23139

Dickinson Land & Properties, LLC & Dickinson Investments LLC
441 Lakeway Rd
Mineral, VA 23117

OWNER/APPLICANT (Master Plan Amendment):

RP20 Cutalong Consolidated LLC
978 New Bridge Rd
Mineral, VA 23117

Cutalong Model LLC
160 West Canyon Crest Rd
Alpine, UT 84004

Tributer V&C Development Co LLC
2600 North Ashton Blvd
Lehi, UT 84043

AGENT (PUD & Master Plan Amendment):

Hirschler
Charles W. Payne, Jr.
725 Jackson Street, Suite 200
Fredericksburg, VA 22401-5720

PROPERTY LOCATION:

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.

Exhibit A: Zoning Map

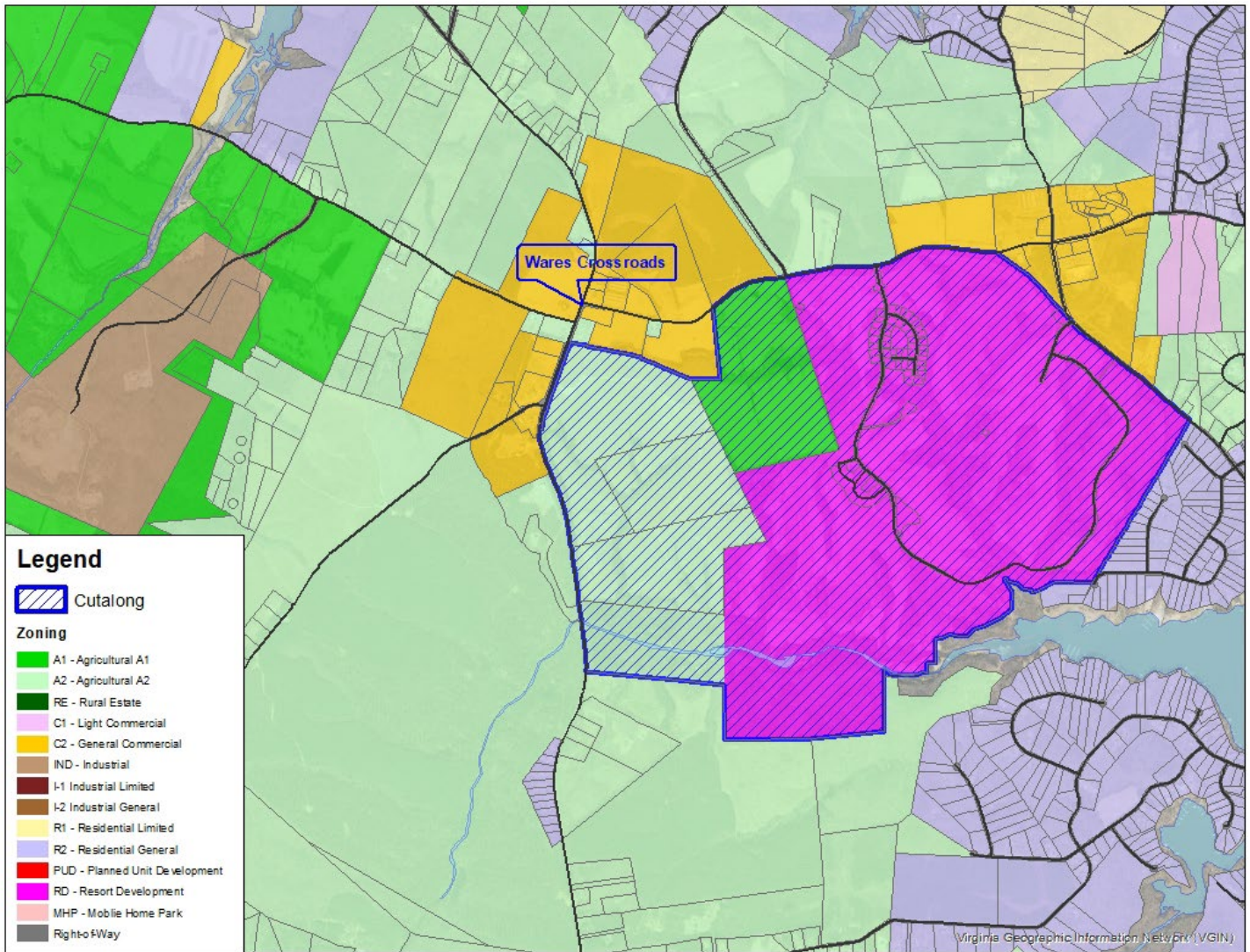
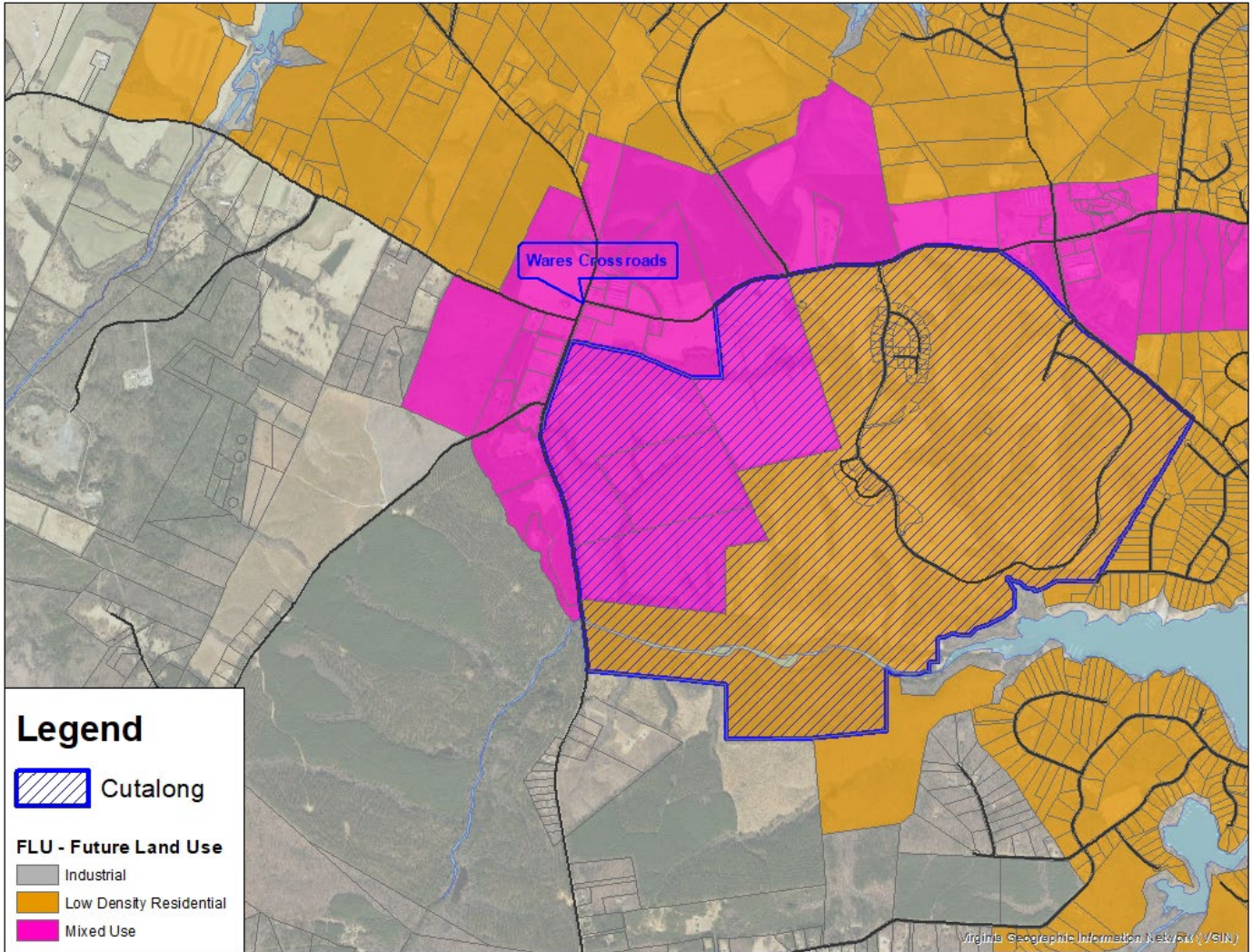


Exhibit B: Future Land Use Map



CONFORMANCE REVIEW:

I. 2040 Louisa County Comprehensive Plan

Section 3.01, Guiding Principles of the 2040 Comprehensive Plan, states that there should be a focus on “broadening the tax base by establishing businesses.” The applicants’ financial impact analysis details the potential impact of the project on the tax base (Enclosure 1 Exhibit D).

The 2040 Plan section 3.3 Implementation Options details how “low impact development, and preserving open spaces are all important”. The proposed project will reserve “70% of the property as open space, 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,” according to the application. The project will contain 69% open space, while the Planned Unit Development ordinance only requires that 30% percent of the total acreage shall be open space, whether dedicated to public use or retained privately.

The 2040 Plan section 3.3 Implementation Options states that a “Planned Unit Development (PUD) is applicable for larger tracts of land where Mixed-Uses are involved. By using a PUD approach, land development is more efficient when clustered in denser configurations. This allows for more open space and better access/movement. PUD’s should be the primary approach for any new development involving 10 or more acres”. The proposed development is in an area designated by the 2040 Future Lane Use Map as Mixed-Use and contains more than ten (10) acres of land.

The Population Summary section 2.2.4 of the Louisa County 2040 Comprehensive Plan (the “2040 Plan”) states, “when compared to other counties in the region, there is a higher than average number of renter occupied units in Louisa County, likely driven by vacation homes on Lake Anna”. The proposed project supports the statement made in the 2040 Plan.

II. Agricultural Preservation Review

Two goals of the Louisa County 2040 Comprehensive Plan are to “manage growth by concentrating development activity” and to “encourage open space retention”. This proposal realizes both goals while also providing economic benefit to the county. While the project currently consists of four parcels zoned Agricultural (A-1 GAOD and A-2 GAOD), the properties are located in the Lake Anna Growth Area with their future land use as mixed use. The Lake Anna Growth Area is an area of the county that is intended for the concentration of development activities. Furthermore, the proposed plan allows for sixty-nine (69) percent of the property to remain in open space with an agricultural nature. The golf course will include the intensive horticultural activities of turf grass management and landscaping. The farm will include raised bed gardens and greenhouses that produce vegetables and other food crops accessible by members, thus allowing for agritourism type activities on site. In conclusion, the proposed rezoning does not conflict with the Comprehensive Plan as the land is located inside a growth area and more than sixty-nine (69) percent of the development is open space land being used in an agricultural nature.

III. Louisa County Land Development Regulations

Sec. 86-308. - Planned unit development district (PUD)—Statement of intent.

Planned unit development districts are intended to provide for variety and flexibility in design necessary to implement the varied goals of the county as set forth in the comprehensive plan. Through a planned unit development district approach, the regulations of this division are intended to accomplish the purposes of zoning and other applicable regulations to the same extent as regulations of conventional districts.

Additionally, planned unit development districts are intended to implement the specific goals enunciated by the comprehensive plan.

It is intended that 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.

Planned developments allow for a higher density of development for a more efficient use of the designated growth areas, and to more effectively preserve the rural areas of the county. Other benefits of a planned development include less infrastructure costs, more efficient provision of public safety services, less environmental impact, and through the provision of affordable housing achieve significant economic and social integration.

Sec. 86-312. - Permitted uses with conditional use permit for PUD allows for one or more uses permitted by conditional use permit in any zoning districts may be permitted in the planned unit development district, if documented in the master plan, and upon issuance of a conditional use permit by the board of supervisors. The applicant therefore request a conditional use permit for the following defined uses:

Agricultural Operation - An activity devoted to the bona fide production of crops, or animals, or fowl including the production of fruits and vegetables of all kinds; meat, dairy, and poultry products; nuts, tobacco, nursery and floral products; or the production and harvest of products from silviculture activity. Uses accessory to an agricultural operation include dairy, farm employee housing, farm sales, forestry use, livestock market for livestock raised on the property, temporary sawmill, commercial or private stable, wayside stand, agritourism activity, sale of farm-grown foods exempt from licensing under Code of Virginia, § 3.2-5130(A), and garden center that sells predominantly products produced on-site. It excludes animal waste treatment system, intensive agriculture, permanent sawmill, general garden center, and other predominantly commercial or manufacturing uses elsewhere defined in this chapter.

Aviation Facility - Also referred to as an airport. Landing fields, aircraft parking and service facilities, and related facilities for operation, service, fueling, repair, storage, charter, sales, and rental of aircraft, and including activities directly associated with the operation and maintenance of airport facilities and the provision of safety and security. (Helicopter Pad)

Brewery Limited - An agricultural operation licensed by the Virginia Alcoholic Beverage Control Board (ABC) as a limited brewery pursuant to Code of Virginia, § 4.1-208(2), or that produces less than 15,000 barrels of cider.

Brewery Major - Every operation which is not a limited brewery, including any authorized representative of such person, which (i) is licensed as a brewery located within the commonwealth, (ii) holds a beer importer's license and is not simultaneously licensed as a beer wholesaler, or (iii) manufactures any malt beverage, has title to any malt beverage products excluding licensed Virginia wholesalers and retailers or has the contractual right to distribute under its own brand any malt beverage product whether licensed in the commonwealth or not, who enters into an agreement with any beer wholesaler licensed to do business in the commonwealth.

Distillery Major - Any plant or operation licensed by federal law to: (1) produce distilled spirits from any source or substance; (2) brew or make mash, wort, or wash fit for distillation or for production of distilled spirits; (3) separates distilled spirits from any fermented substance by any process; or (4) makes or keeps mash, wort, or wash, or has a still in his possession or use. Exempt from this definition are farm distilleries.

Campground - Facilities providing camping or parking areas and incidental services for travelers in recreational vehicles and/or tents. The overnight parking of recreational vehicles shall be a permitted accessory use at parking facilities, and shall not be classified as a campground, provided that the following criteria is met:

- (1) Recreational vehicles shall only be parked on a temporary overnight basis, and shall not be parked for more than 12 continuous hours at a time;
- (2) Parking facilities shall not provide incidental services principally for recreational vehicles, and
- (3) The parking of recreational vehicles shall not interfere with the movement of traffic or create a safety hazard.

Club - A use providing educational, meeting, or social facilities for civic or social clubs, fraternal/sororal organization, and similar organizations and associations, primarily for use by members and guests. Recreational facilities, unless otherwise specifically cited in this section, may be provided for members and guests as an accessory use. A club does not include a building in which members reside.

Commercial Indoor Sports and Recreation - Predominantly participant uses conducted within an enclosed building. Typical uses include bowling alleys, ice and roller skating rinks, indoor racquetball, swimming, and/or tennis facilities.

Commercial Indoor Entertainment - Predominantly spectator uses conducted in open or partially enclosed or screened facilities. Typical uses include, but are not limited to, sports arenas, motor vehicle or animal racing facilities, and outdoor amusement parks.

Commercial Outdoor Sports and Recreation - Predominantly participant uses conducted in open or partially enclosed or screened facilities. Typical uses include, but are not limited to, driving ranges, miniature golf, swimming pools, tennis courts, outdoor racquetball courts, motorized cart and motorcycle tracks, paintball facilities, and motorized model airplane flying facilities. (Bocci Ball,

Commercial Outdoor Entertainment - Predominantly spectator uses conducted in open or partially enclosed or screened facilities. Typical uses include, but are not limited to, sports arenas, motor vehicle or animal racing facilities, and outdoor amusement parks.

Dwelling/residence single family - A structure containing a single dwelling unit.

Dwelling/residence two family - A structure containing two dwelling units.

Golf Course - A tract of land for playing golf, improved with tees, greens, fairways, hazards, and which may include clubhouses and shelters. Included would be executive or par three golf courses. Specifically excluded would be independent driving ranges and any miniature golf course.

Indoor Shooting Range - A facility for the use of a structure for archery or firearms for the purposes of target practice or competitions, for commercial purposes.

Multi-Family Dwelling - A structure containing three or more dwelling units. Included in the use type would be garden apartments, low rise apartments, apartments for elderly housing and condominiums.

Outdoor Gathering - Any temporary organized gathering expected to attract 200 or more people at one time in open spaces outside an enclosed structure. Included in this use type are entertainment and music

festivals, church revivals, carnivals and fairs, and similar transient amusement and recreational activities not otherwise listed in this section. Excluded uses are activities held in public parks or on public school property and non-commercial gatherings having less than 500 people. An event shall be commercial if a charge is imposed or a donation is requested for admission to such event or for the sale of anything at such event.

Outdoor Shooting Range - A facility for the use of land for archery or firearms for the purposes of target practice, skeet and trap shooting, mock war games, or formal competitions, for commercial purposes. (Paintball, archery, air soft)

Personal Improvement Services - Establishments primarily engaged in the provision of informational, instructional, personal improvements and similar services. Typical uses include driving schools, health or physical fitness studios, reducing salons, dance studios, handicraft and hobby instruction.

Personal Services - Establishments or places of business engaged in the provision of frequently or recurrently needed services of a personal nature. Typical uses include beauty and barber shops; grooming of pets; seamstresses, tailors, or shoe repairs; florists; laundromats, and dry cleaning stations serving individuals or households.

Public Assembly - Facilities that accommodate assembly for sports, amusements, or entertainment purposes. Typical uses include auditoriums, sports stadiums, convention facilities, and incidental sales and exhibition facilities. Such facilities may include privately owned and/or operated assemblies.

Restaurant - An establishment where food and beverages are prepared and sold or served to customers for consumption on-premises or off-premises consumption.

Special Occasion Facility - A place of assembly where dances, parties, receptions, and other gatherings are held for profit, except when sponsored or co-sponsored by government, civic, charitable, or nonprofit groups.

Short-Term Rental of a Dwelling - The rental of a dwelling for periods of 30 days or less.

IV. 2024 Public Facilities Impacts Review

The Board of Supervisors adopted a Public Facilities plan on February 20, 2024, as an amendment to the 2040 Comprehensive Plan adopted August 5, 2019. The Plan aims to ensure that development impacts are adequately assessed and mitigated, to promote sustainable growth and to preserve the community's well-being. As Louisa County grows, the pressure on public facilities and services intensifies. The county expects proposed developments to consider the impacts on Public Facilities and to mitigate the impacts of the development. This mitigation can take various forms, such as impact fees, infrastructure improvements, land dedication, and other items, ensuring that the burden of growth does not disproportionately fall on existing residents and businesses in the County.

This application has therefore been evaluated to determine if it impacts the following areas:

Administration

Community Development Department Staff believes the Planned Unit Development will increase impacts to County Administration. Community Development Department staff is currently involved in the Rezoning and Conditional Use Permitting Process and would also be involved in future site

plan reviews, development permit reviews, and inspections. The “applicant has voluntarily proffered \$293 per single family dwelling unit towards General Administration”.

Fire & EMS

Community Development Department Staff believes the Planned Unit Development will increase impacts to County Administration. The Applicant has voluntarily proffered \$854.67 per single family dwelling unit to support the County’s public safety facilities. The Captain of Fire Prevention for Louisa County, Timmy Luck, has provided email comments as part of the application.

Law Enforcement

Community Development Department Staff believes the Planned Unit Development will increase impacts to Law Enforcement. The “applicant has voluntarily proffered \$714.83 per single family dwelling unit towards the Sheriff’s Office unit to support the County’s public safety facilities”.

Parks and Recreation

Community Development Department Staff believes the Planned Unit Development will not have an impact to parks and recreation as the Project proposed several recreational facilities for owners and guest. The Applicant has voluntarily proffered \$149.79 per single family dwelling unit to support the County’s parks and recreational facilities.

Schools

Community Development Department Staff believes the Planned Unit Development will increase impacts to the School system as the applicant believes the project will “generate a net of 17 school-age children (8 elementary, 4 middle and 5 high school),” at full build out. The applicant also plans to partner with the School system by establishing an internship program for students. “The Applicant has voluntarily proffered \$2,625 per single family dwelling unit to mitigate the Project’s impacts on public schools”.

Solid Waste

Community Development Department Staff believes the Planned Unit Development will increase impacts to the landfill directly more than the local convenience center as the applicant intends to use private haulers. “At full buildout, the Project will utilize private haulers for solid waste collection. The Applicant has voluntary proffered **\$125.56** per unit to mitigate impacts to Solid Waste”.

VIRGINIA DEPARTMENT OF TRANSPORTATION PRELIMINARY REVIEW:

Community Development Department Staff submitted the Wares Crossroads Traffic Memorandum for a second review to VDOT on December 16, 2025. Staff received the following comments from VDOT on February 13, 2026.

Wares Crossroads Development – Traffic Impacts

- Upon review of the submittal of the Wares Crossroads Development – Traffic Impacts dated November 20, 2025, VDOT offers the following comments:

VDOT Traffic Engineering:

- Provide clarification of how traffic was split between the two site entrances on Rte. 522.

- 15% entering traffic turning right into the southern entrance may be a reasonable prediction, but since at 19% of the PM entering traffic turning right off 522 at the southern entrance it warrants a taper for that entrance.
- Need to explain why 15% is used since the combined right turn volume at those two entrances on 522 exceeds the 19% of total entering traffic that would trigger a right turn lane. Clarify how much of the traffic from the south turns right at the two entrances on 522.

ECONOMIC ANALYSIS:

County Administration provided feedback on the applicant's financial impact analysis in the second and third reviews of the application. The most recent round of comments and applicant responses can be found in the applicant's fourth submission in a letter dated January 26, 2026, addressed to the Deputy County Administrator, Chris Coon. The applicants' financial impact analysis prepared by MuniCap, Inc., states that 30 year net revenue from cumulative impact to the County will be \$21,603,817. The applicants' Proffer Analysis can be found in (Enclosure 1 Exhibit B), and the financial impact analysis can be found in (Enclosure 1 Exhibit D).

NEIGHBORHOOD MEETING RESULTS:

A neighborhood meeting was held in the Louisa County Public Meeting Room on February 11, 2026 at which at least twenty-seven (27) individuals attended this project. Citizens expressed concern about the following topics.

- Overall water usage by both developments, well monitoring and testing, plans for water usage during droughts.
- Short-term rental occupancy control.
- Traffic congestion during peak lake season.
- Concerned that the emergency services entrance off Route 522 will be installed toward the end of development.
- School Bus pick up and drop off.
- What amenities will be part of the gated community and not available to the public?
- Annual financial Support for the Lake Anna Civic Association
- Environmental impacts on pollinators.

The applicant provided responses to the concerns listed, discussed items, and directed citizens to review the application for more information. The applicant agreed to provide water studies to citizens. The applicant has provided additional information after the meeting as part of their application (Exhibit J).

REZONING REZ2026-01 PROFFERS:

The applicant has provided a proffer statement, which can be found in Enclosure 1. The applicant has proffered items ranging from the maximum density, transportation improvements, donations, partnership with the High School Career and Technical Education Center, and cash proffers for each single family dwelling unit to support a range of county departments that could be impacted by the development. The applicants' Proffer Analysis can be found in (Enclosure 1 Exhibit B),

CONSIDERATIONS FOR EVALUATION:

In determining imposed conditions, the governing body shall take into consideration Sec. 86-43. - Intent, requirements, conditions and procedures of Division 5 – Conditional Use and may impose reasonable conditions that:

- (1) *Abate or restrict noise, smoke, dust or other elements that may affect surrounding property.* **This has been addressed by the Louisa County Land Development Regulation Chapter 51 Noise of the Land Development Regulations.**
- (2) *Establish setback, side and front yard requirements necessary for orderly development and to prevent traffic congestion.* **Setbacks have been addressed by the applicant's master plan as the Planned Unit Development (PUD) zoning district allows an applicant to create their own setbacks. VDOT has provided comments on the proposed project. The applicant has voluntarily proffered transportation improvements as a result of that study.**
- (3) *Provide for adequate parking and ingress and egress to public streets or roads.* **The applicant is responsible for obtaining any necessary entrance permits from VDOT. The applicant has provided a parking layout in the concept plan. Condition twelve (12) has been added to address overflow parking situations.**
- (3) *Provide adjoining property with a buffer or shield from view of the proposed use if such use is considered detrimental to adjoining property.* **The applicant proposes a development that will have 69% of the project remain open space. The applicant proposes a 50-foot-wide buffer along Zachary Taylor Highway and a portion of New Bridge Road as depicted on the project's concept plan.**
- (4) *Tend to prevent such use from changing the character and established pattern of development of the community.* **The project is proposed in the Lake Anna Growth Area with the designation of Mixed Use. The proposed project is adjacent to the Resort Development known as Cutalong Golf Course at Tributer Bay. The character of Lake Anna is resort-like in nature as a result of it being a popular Summer vacation destination in Virginia.**

CONDITIONAL USE PERMIT CUP 2026-01 CONDITIONS:

The Planning Commission recommends offers twenty one (21) conditions listed below for the Board of Supervisors Consideration:

1. Site Plan and Land Disturbance. The Property owner shall submit a site plan for approval by Louisa County for each phase of development. If land disturbance, which includes the addition of gravel, asphalt, or the grading of land, meets or exceeds 10,000 square feet of area, an erosion and sediment control plan must be prepared and submitted to the County for review and approval, prior to any land disturbing activities commencing on-site.
2. Permits. The Property owner shall secure and complete all necessary permits, reviews, and/or approvals from Louisa County Community Development Department, Virginia Department of

Environmental Quality (VADEQ), Virginia Department of Health (VDH), and the Virginia Department of Transportation (VDOT) as applicable.

3. Lighting. All design and use of exterior lighting shall comply with the International Dark-Sky Association and shall be labeled as such on the site plan and building permits.
4. Spill Plan. The Property owner will maintain a fuel and chemical spill plan on site. Oil absorbent pads, booms, and quick-dry materials will be stored both inside and outside the maintenance and aviation facilities.
5. Water.
 - A. The Property owner will install a rainwater harvesting system for all non-residential rooftops for the project.
 - B. All landscaping and plantings on the Property will be subject to those certain covenants outlined in the Second Amended and Restated Declaration of Covenants, Conditions, Restrictions and Reservation of Easements - Article X, Section 15, which is recorded amongst the County, Virginia land records at Deed Book 1971, Pages 476-537, as well as the Tributer Bay Property Owners' Association Architectural Review Covenants, Guidelines, Design Standards and Regulations, both of which may be amended from time to time. The landscaping and planting covenants will be enforced by the Cutalong Property Owners Association, Inc., or its designee.
 - C. The property owner shall prepare a water management plan to the board of supervisors for review and discussion by November 1, 2027, which must include the following items:
 1. Legal and Regulatory Reporting
 2. Sustainability & Aquifer Protection Strategies
 3. Resource Protection Measures
 4. Yearly total use in gallonsThe property owner must provide an updated report to the board of supervisors for review and discussion by November 1, 2027 each subsequent year.
6. Pollinators. The Property owner will contact the Virginia Department of Conservation and Recreation and discuss opportunities and best practices for the implementation of native pollinator species throughout the project.
7. Distillery Rickhouse. The Property owner will use best practices from the state of Kentucky's Building Code, where the Virginia State Building Code allows, for the construction of any rickhouses.
8. Knox Box. The Property owner will install a Knox Box for Fire & EMS at all entry gates.
9. Indoor Shooting Range. The hours of operation for any Indoor Shooting Range operated on the Property will be 8:00 am to 10:00 pm, Monday through Saturday. Sunday operation will be 1:00PM to 10:00PM. The facility will be built with soundproof materials to prevent noise from impacting adjacent properties.
10. Outdoor Shooting. The hours of operation for any Outdoor Shooting Range operated on the Property will be 8:00 am to 10:00 pm, Monday through Saturday. Sunday operation will be 1:00PM to

10:00PM. Any Outdoor Shooting Range constructed on the Property will be limited to Archery, Paintball, and air rifles. Air rifles will be limited to 177 caliber.

11. Master Plan. The Property will be developed in general conformance with the Master Plan titled “Reef Wares Crossroads Development – Site Master Plan”, dated January 16, 2026 prepared by REEF (“Master Plan”). The property will be developed in general conformance with the master plan, which is incorporated herein by reference. Notwithstanding anything to the contrary under these conditions, all designated open spaces, parcel lines, parcel and lot sizes, building envelopes, building or unit sizes, public road locations, access points, private driveway and travel-way locations, accessory use locations, waste facilities, interparcel connections, parking areas, utility locations, stormwater management facilities, amenities, dimensions of undeveloped areas and all other areas shown on the master plan may be adjusted for purposes of final engineering of site or subdivision plans (via multiple phases) to allow full compliance with the requirements of state and federal regulations including, but not limited to, Virginia Department of Historical Resources, Virginia Department of Transportation (“VDOT”), Virginia Department of Environmental Quality, Virginia Department of Conservation and Recreation, U.S. Army Corps of Engineers, and the county’s zoning ordinance and subdivision ordinance. Notwithstanding the foregoing provisions of this condition, any material adjustments to the master plan (during site or subdivision plan review) will be 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 fulfilling any of the conditions.”

12. Notice of Large Events (Outdoor Gatherings). An outdoor gathering is defined as any temporary organized gathering expected to attract 400 or more people at one time in open spaces outside an enclosed structure. The Property owner will provide the Zoning Administrator, the Sheriff Department, Fire & EMS, and VDOT with at least two (2) months' prior written notice before any event shall take place on the Property, that is open to the general public. Should any events, that are open to the public, be held on the Property, the Property owner will submit a plan to the Zoning Administrator that will include:
 - a. The parking area, including any overflow spaces, if needed, and the number of parking spaces; ingress/egress to the public streets for attendees and emergency vehicles; all existing structures (to include tents, tables, inflatables, etc.) and distances to the property lines. The Property owner will apply for any necessary sign and building permits.

 - b. A traffic control plan submitted to the County for routing to the Virginia Department of Transportation. The applicant will submit a traffic control plan directly to the Sherriff Office for review and comment.

 - c. A plan for adequate medical facilities for persons at the event submitted to Fire & EMS.

 - d. The number of sanitary facilities available to guests, in accordance with Virginia Department of Health guidelines.

 - e. Confirmation that any temporary outdoor lighting is using shielding devices to prevent light pollution to adjacent properties.

 - f. A general schedule of events and activities, along with a corresponding general layout site plan

- g. All expenses associated with adequate on-site emergency services and traffic control will be the responsibility of the applicant.
- h. No music shall be played, either by mechanical device or live performance, in such a manner that sound emanating therefrom shall violate any provision of Chapter 51 Noise of the County Code. The Property owner will make every effort to minimize the impact of noise from the event on neighboring properties.
- i. The Zoning Administrator may impose reasonable conditions necessary to mitigate potential adverse impacts on existing uses and adjoining properties, and to protect the public health, safety and general welfare of citizens. Additional information may be requested to include provisions for adequate parking, storage, and lighting; provisions for security, traffic safety, fire; conditions limiting hours of operation; and any other health and safety concerns the Zoning Administrator may deem necessary. In addition, the Zoning Administrator may require the posting of a bond to ensure timely removal of structures and materials and restoration of the area.
13. Overflow Parking. Should overflow parking be needed for any public event that is to take place on the Property, the Applicant will submit a parking plan to the Zoning Administrator, at least two (2) months prior to the event (the "Parking Plan"). The Parking Plan shall identify the overflow parking areas. All overflow parking will be located on the Property.
14. Buffer along Route 522 and 208. The Property owner will plant a fifty-foot (50') landscape buffer along Zachary Taylor and will maintain it in perpetuity, as depicted on the Master Plan. The applicant will plant a fifty-foot (50') landscape buffer along a portion of New Bridge Road Zachary Taylor and will maintain it in perpetuity, as depicted on the Master Plan. Both buffer locations will use staggered rows of evergreen planting that will be submitted by a landscape architect for county review and approval. The applicant will be responsible for the yearly maintenance of the buffers. The buffers will be installed prior to the first certificate of occupancy being granted, unless weather conditions such as drought, precipitation, or planting season require an extension from the Zoning Administrator.
15. Noise. All uses on the Property will comply with Chapter 51 of the Louisa County Zoning Ordinance.
16. CUP2016-04. The conditional use permit, CUP2016-04, encumbering Tax Map Parcel 29-2 shall immediately terminate upon the Applicant's submission of its first site plan for the Project.
17. Aviation Facility. Approval of an aviation facility is limited to one helicopter pad and associated support facilities. The Helicopter Pad shall not be used for ultralights, experimental aircraft, or air taxi services.
18. Inspections. The Board of Supervisors or their designated representative shall have the right to inspect the site at any reasonable time without prior notice.
19. Permit Revocation. Violation of any conditions contained herein shall be grounds for revocation of the Conditional Use Permit, following satisfaction of all notice requirements outlined in Virginia Code Sections 15.2-2286 and 15.2-2204.

20. An annual golf tournament will be held for the Lake Anna Civic Association, upon organization request, using the Cutalong Golf Course at Tributer Bay or the golf course at Wares Crossroads.
21. Land Disturbance will be performed in phases, consisting of no more than 100 acres per phase. Each phase of 100 acres must be fully stabilized with the proper erosion and sediment control measures. The erosion and sediment control administrator or designee must verify stabilization of each phase before land disturbance is permitted to occur in the remaining phases.

PRIVATE ROAD WAIVER REQUEST - PURSUANT TO SECTION 86-567 (10) B., OF CHAPTER 86. LAND DEVELOPMENT REGULATIONS (For Planning Commission Consideration):

The applicant request a private road waiver be granted to develop Wares Crossroads Development LLC., as a Planned Unit Development with a new internal private, gated road network. The existing Cutalong Golf Course at Tributer Bay Development was approved for a private road waiver in 2024.

MODIFICATION REQUEST IN ACCORDANCE WITH SECTION 86-321 (For Board of Supervisors Consideration):

Where sections of the zoning or subdivision ordinance are deemed to be in conflict with the goals of the final master plan, the rezoning application shall be considered a waiver or modification to these sections if specified in the final master plan. Otherwise, the applicant must provide a clear explanation as to why certain regulations are in conflict with the final master plan, demonstrate that the public's health, safety and welfare will not be compromised, and request the specific waivers or modifications to be considered by the board of supervisors after a public hearing.

The applicant request twenty (20) Garden Cottages to be accessed from the developments private road via a twenty-foot (20') access easement as depicted on sheet C2 of the Master Plan (Exhibit A). The applicant has made this request to, "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".

MASTER PLAN AMENDMENT REQUEST (For Board of Supervisors Consideration):

The applicant request a Master Plan Amendment be granted 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. Staff believes the developer's vision set out in the revised Master Plan would be a progressive and positive asset for the County.

PLANNING COMMISSION MEETING RESULTS:

The Planning Commission voted unanimously on March 12, 2026 to recommend approval of REZ2026-01 and CUP2026-01 by a vote of 7-0. The Planning Commission voted unanimously on March 12, 2026 to recommend approval of the requested Private Road Waiver by a vote of 7-0.

ENCLOSURES (4):

Enclosure 1: Applicant Requested Condition Edits for Board of Supervisors Consideration.

Enclosure 2: Applicant Proffer Letter Version 6.

Enclosure 3: Applicant Concept Plan additional pages to address the Planning Commission's concern about a future widening of Route 208.

Enclosure 4: Applicant Application includes:

- Applicant Fourth Submission Response Letter to Community Development
- Applicant Fourth Submission Response Letter to County Administration
- Applicant County Application
- Applicant Narrative
- Master Plan
- Architectural Guidelines
- Financial Impact Analysis
- Proffer Justification Analysis
- Traffic Memorandum
- Signage Package
- Groundwater Availability Report
- Phase 1 Environmental Site Assessment Study

Please note that 382 pages of the Phase 1 ESA have been redacted from the application by staff for abbreviation purposes. For a complete non-redacted version of the Phase 1 ESA please contact Community Development, or the applicant.

- Neighborhood meeting PowerPoint
- Neighborhood meeting applicant response email
- First Page of Applicant Fifth Submission Letter containing VDOT comment response