

**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 6th day of April 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:	
MOVER:	None
SECONDER:	None
AYES:	None
NAYS:	None
ABSTAIN:	None

A RESOLUTION TO APPROVE REZ2026-01, CUP2026-01, 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.

WHEREAS, Dickinson Land & Properties, LLC.; Ware Family, LLC; Dickinson Investments LLC; Applicant, Wares Crossroads Development LLC; Agent Hirschler, and Charles W. Payne, Jr. submitted a request a 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; and

WHEREAS, RP20 Cutalong Consolidated LLC; Tributer V&C Development CO LLC, CUTALONG MODEL LLC/ Wares Crossroads Development LLC; Agent Hirschler, and Charles W. Payne, Jr., request 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.

WHEREAS, 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; and from 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; and

WHEREAS, 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; and

WHEREAS, at a regular meeting of the Louisa County Planning Commission held March 5, 2026, the Planning Commission voted that the public necessity, convenience, general welfare, or good zoning practice compels it to make a recommendation of approval to the Louisa County Board of Supervisors on rezoning request REZ2026-01, to allow the rezoning of approximately 393.8417 acres 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), and conditional use permit CUP2026-01, to allow 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; and

NOW, THEREFORE, BE IT RESOLVED, on this 6th day of April 2026, that the Louisa County Board of Supervisors hereby approves/denies the request for REZ2026-01, to allow the rezoning of approximately 393.8417 acres 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), and conditional use permit CUP2026-01, to allow permitted uses with a conditional use permit in Planned Unit Development.

A Copy, teste:

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