



Charles W. Payne, Jr.
D: 540.604.2108
cpayne@hirschlerlaw.com

Hirschler Fleischer | hirschlerlaw.com
725 Jackson Street, Suite 200 | Fredericksburg, VA 22401
P: 540.604.2100 | F: 540.604.2101

March 23, 2026

Tom Egeland
Deputy Director of Community Development
Deputy Zoning Administrator

RE: REZ2026-01, CUP2026-01 - Wares Crossing Conditions - Board of Supervisors Hearing

Tom,

I hope this letter finds you well. With regard to the above captioned land use application(s), please find our responses below to the County's draft conditions for the Board of Supervisors hearing. Please consider these responses as supplemental to the pending application referenced above. Feel free to contact me with any questions.

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.

Applicant Response: Applicant accepts condition as written.

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.

Applicant Response: Applicant accepts condition as written.

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.

Applicant Response: Applicant accepts condition as written.

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.

Applicant Response: Applicant accepts condition as written.

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 Tributary 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.

Applicant Response: Applicant accepts condition as written.

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.

Applicant Response: Applicant accepts condition as written.

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.

Applicant Response: Applicant accepts condition as written.

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.

Applicant Response: Applicant respectfully requests that hours of operation be described as starting no earlier than 8:00 AM and closing no later than 10:00 PM.

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.

Applicant Response: Applicant respectfully requests that hours of operation be described as starting no earlier than 8:00 AM and closing no later than 10:00 PM. Further, Applicant respectfully requests that the reference to caliber be revised 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) **and** 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.”

Applicant Response: Applicant respectfully requests that the word “and” be added to the sentence “...(via multiple phases **and** to allow full....”.

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.

Applicant Response: Applicant accepts condition as written.

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.

Applicant Response: Applicant accepts condition as written.

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.

Applicant Response: Applicant accepts condition as written.

15. Noise. All uses on the Property will comply with Chapter 51 of the Louisa County Zoning Ordinance.

Applicant Response: Applicant accepts condition as written.

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.

Applicant Response: Applicant accepts condition as written.

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.

Applicant Response: Applicant accepts condition as written.

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.

Applicant Response: Applicant accepts condition as written.

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.

Applicant Response: Applicant accepts condition as written.

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.

Applicant Response: Applicant respectfully asks that condition be revised to include “Tributer Resort” not “Tributer Bay”.

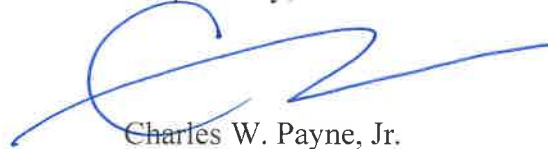
21. Land Disturbance will be performed in phases, consisting of no more than 100 acres per phase. Each phase of 100 acres must be fully stabilized with the proper erosion and sediment control measures. The erosion and sediment control administrator or designee must verify stabilization of each phase before land disturbance is permitted to occur in the remaining phases.

Applicant Response: Applicant respectfully request that condition be revised to: “ Land Disturbance will be performed according to County (and/or state as applicable) approved SWM/E&S plans. Land disturbance activities will be limited to 200 acres at a time and must be fully stabilized (e.g. seeding with shown growth) with the proper erosion and sediment control measures. The erosion and sediment control administrator or designee must verify stabilization of each phase before stabilized areas can be removed from the cumulative 200 acre total and new land disturbance, up to 200 cumulative acres, is permitted to occur.”

The rationale for the above request is the applicant’s golf course construction model typically allows land disturbance up to 200 acres at one time, which will further allow us to develop the golf course sooner rather than later. The development of the golf course is key to the value of the remaining portions of the development. Further, land disturbance activities for a golf course is not the same as a solar or data center project which requires disturbing many more acres at a time. Also, in regard to golf course construction, most of the open disturbed areas are not contiguous, especially with the amount of rolling topography on the site. We will also not be moving as much dirt as a solar farm or data center project. Thus, we believe we can disturb up to 200 acres within the project at any one time and meet all County and/or state land disturbance and erosion control requirements.

If you have any questions regarding these responses, please reach out to me directly.

Respectfully,

A handwritten signature in blue ink, appearing to read "Charles W. Payne, Jr.", with a long horizontal flourish extending to the right.

Charles W. Payne, Jr.

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