

**REZ2023-00029, RCI BUILDERS, LLC  
(STEPHENS ACRES: LOT 2)**



Residential Rezoning Amendment Report  
Henry Magisterial District  
Board Meeting Date: November 8, 2023

**Overview**

Request	Eliminate the cash proffer
Zoning	AR-6(c), Agricultural Residential District with conditions
Acreage	12.22 acres
Location	Located off of the north line of Studley Road (State Route 606) approximately 700 feet west of its intersection with Hanover Town Road (State Route 604)
GPIN	8747-00-4873
Case Planner	Andrew Pompei

**Executive Summary**

The applicant has requested that the cash proffer for a lot within the Stephens Acres subdivision be eliminated. Stephens Acres is a two-lot subdivision zoned AR-6, Agricultural Residential District with conditions. The property was rezoned with C-32-02(c) (approved December 18, 2002), and the proffers accepted with the rezoning case included a total cash proffer in the amount of \$7,866 (adjusted annually with cost of living increases). The cash proffer at the time included a cash contribution towards roads, public schools, parks, libraries, fire stations, and rescue squads. In 2012, the Board of Supervisors eliminated cash proffers, allowing property owners to amend proffers accepted with previously-approved rezoning cases to remove cash contributions.

The Board subsequently adopted a transportation policy that included the acceptance of a cash contribution towards road improvements to address the traffic impact of residential rezoning requests. The *Business and Residential Development Road Improvements Transportation Policy*, which was adopted following the Board’s revision to the County’s cash proffer policy, stipulates that projects generating 380 vehicle trips per day or more (the equivalent of 40 lots per ITE Trip Generation, 9th edition) are required to prepare a traffic impact analysis (TIA). If the TIA determines there will be impacts to adjacent roads, the County will negotiate road improvements and/or cash proffers to mitigate the anticipated impacts.

The Stephens Acres subdivision contains two lots and therefore falls outside the provisions of the transportation policy. If this request is approved, there would be no cash proffers for this specific lot. All other proffered conditions would remain unchanged.

**Recommendations**

*Staff*

**APPROVAL**, subject to the proffers dated September 8, 2023, based on the Board of Supervisors’ action of November 28, 2012, which allows for the consideration of eliminating cash proffers through a rezoning amendment.

*Planning Commission*

**APPROVAL**, subject to the proffers dated September 8, 2023, based on the Board of Supervisors' action of November 28, 2012, which allows for the consideration of eliminating cash proffers through a rezoning amendment (**Vote: 7 – 0**).

**Attachments**

- Maps (vicinity)
- Adjacent Notifications
- Approved Proffers
- Application Materials
- Proposed Proffers
- Draft Ordinance






Initials:  
AJP

**REZ2023-00029**  
RCI BUILDERS, LLC  
Maps

**Hanover County,  
Virginia**

**General Parcel Map**

**Legend**

-  Roads
-  Water
-  Structures
-  Parcels
-  Trees

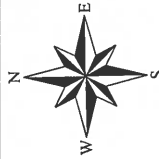
**REZ2023-00029**

RCI Builders, L.L.C.

cash proffer amendment

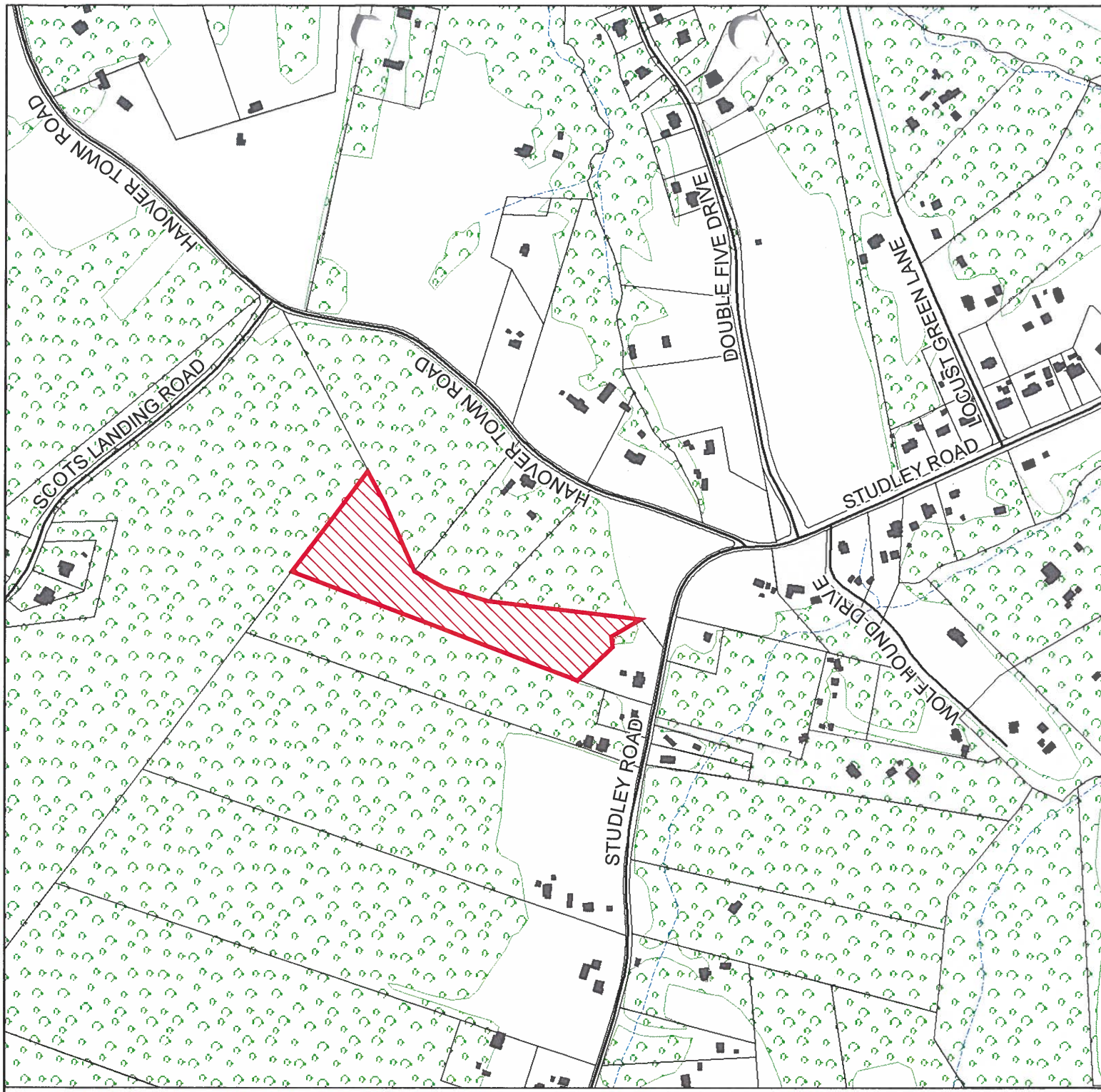
Zoned AR-6

GPIN: 8747-00-4873  
Henry Magisterial District



1 inch = 700 feet

Amiret 03 2023



# Hanover County, Virginia

## Zoning Map

**Legend**

	Roads		R-1
	Water		R-2
	Parcels		R-3
	CUP		R-4
	A-1		R-5
	PUD		R-6
	RRC		RM
	RR-1		MX
	RO-1		B-1
	PSC		B-2
	POB		B-3
	PMH		B-4
	HE		O-S
	AR-1		B-O
	AR-2		M-1
	AR-6		M-2
	RC		M-3
	RS		

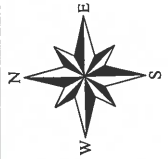
**REZ2023-00029**

RCI Builders, L.L.C.

cash proffer amendment

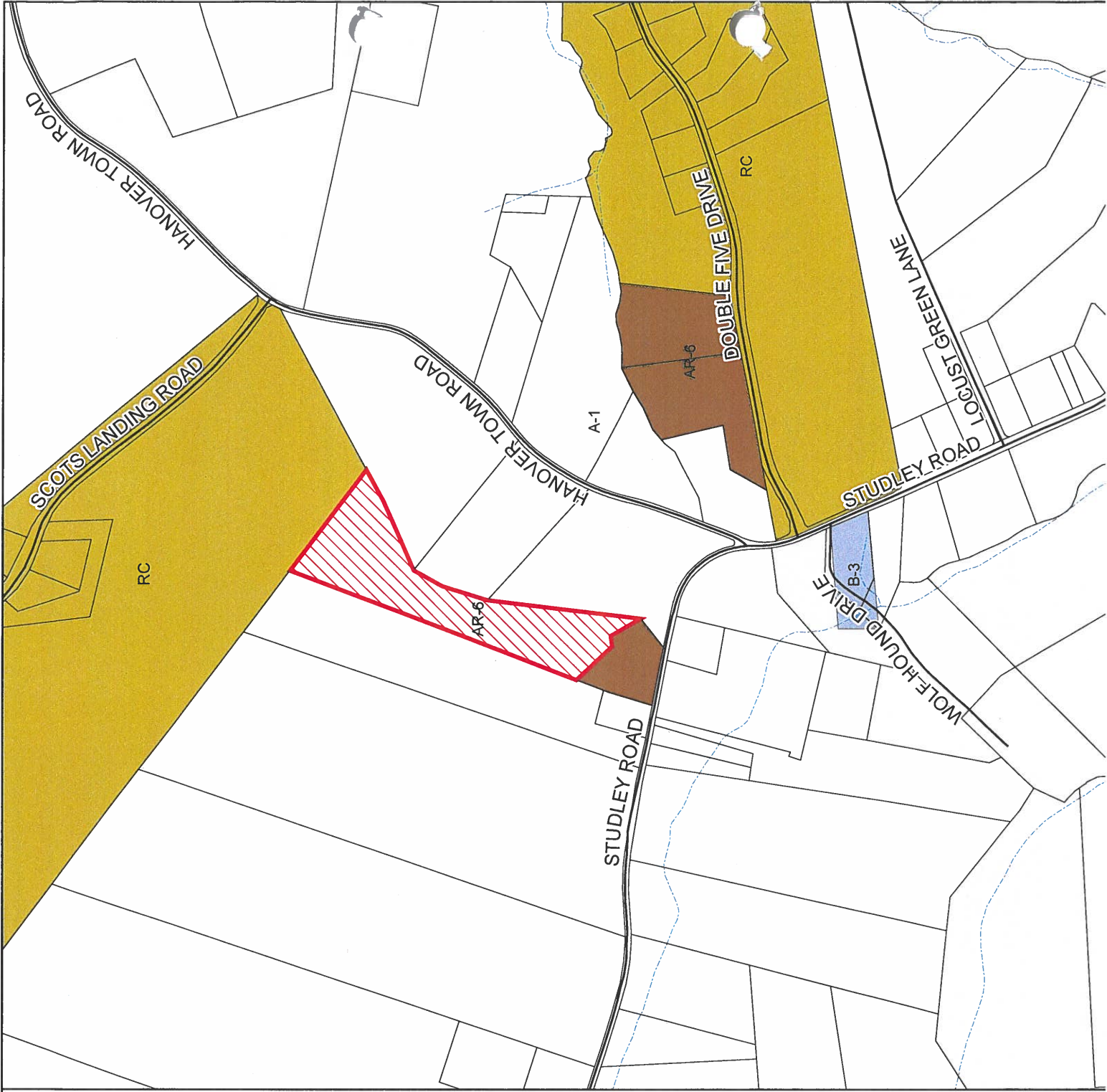
Zoned AR-6

GPIN: 8747-00-4873  
Henry Magisterial District



1 inch = 700 feet

August 03, 2023



**REZ2023-00029**  
RCI BUILDERS, LLC  
Adjacent Notifications



**BOARD OF SUPERVISORS**

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F. MICHAEL HERZBERG IV  
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ERIN M. BABER  
BUSINESS MANAGER

P. O. BOX 470  
HANOVER, VIRGINIA 23069  
PHONE 804-365-6171

**HANOVER COUNTY PLANNING OFFICE  
NOTICE TO ADJACENT PROPERTY OWNER(S)**

**DATE: 09/28/2023**

This is to inform you that a ZONING REQUEST has been filed on property adjacent to yours. A public hearing has been scheduled for the following request:

**REZ2023-00029, RCI BUILDERS, L.L.C. (STEPHENS ACRES)**

Request an amendment to the proffers approved with rezoning request C-32-02(c), Virginia M. and Thomas A. Stephens on GPIN 8747-00-4873, zoned AR-6(c), Agricultural Residential District with conditions, and located at the terminus of a private access easement that intersects with the north line of Studley Road (State Route 606) approximately 700 feet west of its intersection with Hanover Town Road (State Route 604). The proposed zoning amendment would amend the cash proffer. (PUBLIC HEARING) **Magisterial District: Henry**

The Hanover County Planning Commission will hold a hearing on the following date and time:

**THURSDAY, OCTOBER 19, 2023, AT 6:00 P.M.**

The hearing will be held in the Board Room of the Hanover County Government Building (Administration Building), Hanover Courthouse, Hanover, Virginia. You are cordially invited to comment on this request either in person at the hearing or by writing to:

Hanover County Planning Office  
c/o Jo Ann M. Hunter, AICP  
Post Office Box 470  
Hanover, Virginia 23069

Please be sure to include the case number in your correspondence.

If you have questions on the request, please contact the Planning Office or you may also go to <https://www.hanovercounty.gov/696/Planning-Commission-Upcoming-and-Archive> for more information.

United States Postal Service®

Confirmation Services Certification

Company Information

Company Name  
 COUNTY OF HANOVER

Mailer Identification (MID)  
 902800903

Address (Number, street, suite no., city, state and ZIP Code™)  
 PO Box 470  
 Hanover  
 VA  
 23069  
 US

Electronic File

The electronic file submitted by the company shown above has been certified by the National Customer Support Center (NCSC) to be complete and accurate in both content and transmission and to meet the requirements as defined in Publication 199, Intelligent Mail Package Barcode (IMpb) Implementation Guide for Confirmation Services and Electronic Verification System (eVS) Mailers.

Authorized Signature

Date Signed

Barcoded Labels

The barcoded labels printed and submitted by the company shown above have been certified by the NCSC to meet the standards and specifications as prescribed in Publication 199 and the appropriate ANSI or AIM published standards.

Authorized Signature

Date Signed

Instructions for Mailer

Keep the original of this form in a safe place and provide a copy to your local USPS® facility if requested. Shipments included in Service Performance Measurement should submit a PS Form 3152 with each mailing. In the space below, place a GS1-128 barcode representing the Electronic File Number from the Header Record. If you cannot print the barcode, fill in the sequence numbers and check digit (the digits that follow the MID) from your Electronic File Number. This information is in the Header Record of the electronic file.

IMPB barcodes are required for all tracking numbers effective 1/27/2013. Valid Application Identifiers (AI): IMpb barcode AI "92" uses a 9-digit Mailer ID for commercial permit payment mailers. IMpb barcode "03" uses a 6-digit Mailer ID for commercial permit payment mailer. IMpb barcode "94" is used for onkno and meter mailers. Legacy barcode AI "91" will continue to be accepted for a limited time with an approved exception or waiver.

Place the barcode here or write the serial number and check digit of the electronic file in the spaces provided.



Confirmation Services Electronic File Number  
 9476014902800903008351

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2. Human-readable numbers below the barcode.
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4. For Electronic Verification System, (eVS) or "e-VS" should be included either before or after the service banner text. For example: "eVS USPS TRACKING", "USPS TRACKING eVS", "e-VS USPS TRACKING", and "USPS TRACKING e-VS."

Date and Time of Verification  
10/2/23 1:23pm

Date and Time of Mailing (if different from date of verification)

Computerized PS Form 3152, July 2013 Facsimile

REZ2023-00029  
 Please return signed form to Kelley Kirby, Planning mailed 10/2/23

RECEIVED

OCT 03 2023

HANOVER COUNTY PLANNING OFFICE



USPS Manifest Mailing System

<b>Mailer's Name &amp; Address</b> COUNTY OF HANOVER PO Box 470  Hanover, VA 23069	<b>Permit Number</b>  1-2848	<b>MAC Ver. Number</b> Transtream
	<b>Sequence Number</b>	<b>Class of Mail</b> Mixed

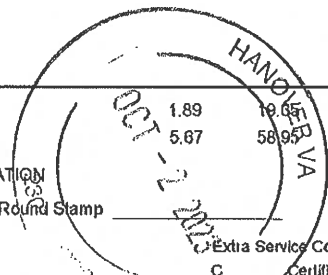
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9414014502800903076959 2454 REZ2023-00029 PC Mtg 10.19 2023	BEAL, ALTUS ACKERMAN 7431 CHESTER TRAIL, LAKEWOOD RANCH, FL 34202	ERR C	0.630	2.20 4.35			7.10
9414014502800903076976 2455 REZ2023-00029 PC Mtg 10.19 2023	DUWALL, BETH EDWARDS & O'STEEN, MATTHEW T 4324 RIVER ROAD, MECHANICSVILLE, VA 23116	ERR C	0.630	2.20 4.35			7.10
9414014502800903075983 9456 REZ2023-00029 PC Mtg 10.19 2023	KATCHAM, PATRICIA MILLER & 6008 STUDLEY ROAD, MECHANICSVILLE, VA 23116	ERR C	0.630	2.20 4.35			7.10
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<b>Cumulative Totals</b>	<b>6</b>		<b>3.78</b>	<b>39.30</b>			<b>43.08</b>

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	<b>Sequence Number</b> 1-2848	<b>Class of Mail</b> Mixed

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9414814902800301076027 9460 REZ2023-00029 PC Mtg 10.19.2023	WINSTON, THOMAS A  4741 STUDLEY ROAD,  MECHANICSVILLE, VA 23116	ERR C	0.630	2.20 4.35			7.10

<b>Page Totals</b>	3	1.89	10.65	21.54
<b>Cumulative Totals</b>	9	5.67	58.95	64.62



USPS CERTIFICATION  
9 Round Stamp

Total Number Of Pieces Received 9  
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 PS Form 3877 (Facsimile)

Extra Service Codes:  
 C Certified  
 ERR Return Receipt  
 CMRD Certified Mail Restricted Delivery

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CHICKAHOMINY DISTRICT

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COUNTY ADMINISTRATOR



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ERIN M. BABER  
BUSINESS MANAGER

P. O. BOX 470  
HANOVER, VIRGINIA 23069  
PHONE 804-365-6171

### HANOVER COUNTY PLANNING OFFICE NOTICE TO ADJACENT PROPERTY OWNER(S)

**DATE: 10/19/2023**

This is to inform you that a ZONING REQUEST has been filed on property adjacent to yours. A public hearing has been scheduled for the following request:

#### **REZ2023-00029, RCI BUILDERS, L.L.C. (STEPHENS ACRES)**

Request an amendment to the proffers approved with rezoning request C-32-02(c), Virginia M. and Thomas A. Stephens on GPIN 8747-00-4873, zoned AR-6(c), Agricultural Residential District with conditions, and located at the terminus of a private access easement that intersects with the north line of Studley Road (State Route 606) approximately 700 feet west of its intersection with Hanover Town Road (State Route 604). The proposed zoning amendment would amend the cash proffer. (PUBLIC HEARING) **Magisterial District: Henry**

The Hanover County Board of Supervisors will hold a hearing on the following date and time:

**WEDNESDAY, NOVEMBER 8, 2023, AT 6:00 P.M.**

The hearing will be held at 6:00 PM or as soon thereafter as the Board's consideration of the administrative agenda permits. The public hearing will be held in the Board Room of the Hanover County Government Building (Administration Building), Hanover Courthouse, Hanover, Virginia. You are cordially invited to comment on this request either in person at the hearing or by writing to:

Hanover County Planning Office  
c/o Jo Ann M. Hunter, AICP  
Post Office Box 470  
Hanover, Virginia 23069

Please be sure to include the case number in your correspondence.

If you have questions on the request, please contact the Planning Office or you may also go to <https://www.hanovercounty.gov/697/Board-of-Supervisors-Upcoming-and-Archiv> for more information.

**United States Postal Service®**

**Confirmation Services Certification**

Company Information	
Company Name COUNTY OF HANOVER	Address (Number, street, suite no., city, state and ZIP Code™) PO Box 470 Hanover VA 23069 US
Mailer Identification (MID) 902800903	

REZ2023-00029  
Please return signed form to Kelly Kirby  
Planning  
mailed 10/23/23

**Electronic File**  
The electronic file submitted by the company shown above has been certified by the National Customer Support Center (NCSC) to be complete and accurate in both content and transmission and to meet the requirements as defined in Publication 199, Intelligent Mail Package Barcode (IMpb) Implementation Guide for Confirmation Services and Electronic Verification System (eVS) Mailers.

Authorized Signature	Date Signed
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**Barcoded Labels**  
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Authorized Signature	Date Signed
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HANOVER COUNTY  
PLANNING OFFICE

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IMPB barcodes are required for all tracking numbers effective 1/27/2013. Valid Application Identifiers (AI): IMpb barcode AI "92" uses a 9-digit Mailer ID for commercial permit payment mailers, IMpb barcode "93" uses a 8-digit Mailer ID for commercial permit payment mailer, IMpb barcode "94" is used for online and meter mailers. Legacy barcode AI "91" will continue to be accepted for a limited time with an approved exception or waiver.

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9475014902800903008568

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2. Human-readable numbers below the barcode.  
3. Depending on the product used, the words "USPS TRACKING #", "USPS SIGNATURE TRACKING #", "USPS CERTIFIED MAIL", or product specific found in Publication 199 based on the service type code.  
4. For Electronic Verification System, (eVS) or "e-VS" should be included either before or after the service banner text.  
For example: "eVS USPS TRACKING", "USPS TRACKING eVS", "e-VS USPS TRACKING", and "USPS TRACKING e-VS."

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Computerized PS Form 3152, July 2013 Facsimile

USPS Manifest Mailing System

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	<b>Sequence Number</b> 1-2870	<b>Class of Mail</b> Mixed

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9414814902800903078328 9689 REZ2023-00029 BOS Mlg 11.8.2023	ATKINSON FAMILY HAVEN LLC 16170 HANOVER TOWN ROAD. MECHANICSVILLE, VA 23111	ERR C	0.630	2.20 4.35			7.18
9414814902800903078335 9690 REZ2023-00029 BOS Mlg 11.8.2023	BEAL, ALTUS ACKERMAN 7431 CHESTER TRAIL, LAKEWOOD RANCH, FL 34202	ERR C	0.630	2.20 4.35			7.18
9414814902800903078342 9691 REZ2023-00029 BOS Mlg 11.8.2023	DUVAL, BETH EDWARDS & OSTEEEN, MATTHEW T 4324 RIVER ROAD, MECHANICSVILLE, VA 23116	ERR C	0.630	2.20 4.35			7.18
9414814902800903078359 9692 REZ2023-00029 BOS Mlg 11.8.2023	KATCHWAJ, PATRICIA MILLER & 6068 STUDLEY ROAD, MECHANICSVILLE, VA 23116	ERR C	0.630	2.20 4.35			7.18
9414814902800903078366 9693 REZ2023-00029 BOS Mlg 11.8.2023	POWELL, KEITH I & LAREAR 4766 STUDLEY ROAD, MECHANICSVILLE, VA 23116	ERR C	0.630	2.20 4.35			7.18
<b>Page Totals</b>	6		3.78	39.30			43.08
<b>Cumulative Totals</b>	6		3.78	39.30			43.08

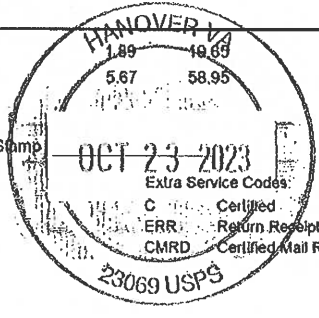
USPS Manifest Mailing System

Maller's Name & Address COUNTY OF HANOVER PO Box 470 Hanover, VA 23069	Permit Number	MAC Ver. Number Transream
	Sequence Number 1-2870	Class of Mail Mixed

Article #/ Piece ID Shipper Ref#	Addressee Name Delivery Address	ES Type	Postage	ES Fee	Insurance Amount	Due/ Sender	Total Charge
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9414814902800903078380 9695 REZ2023-00029 BOS Mtg 11 8 2023	WILLIAMS, KEITH KEVIN & EDNA BUNCH R/S 10278 HANOVER TOWN ROAD, MECHANICSVILLE, VA 23116	ERR C	0.630		2.20 4.35		7.18
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Page Totals	3	21.54
Cumulative Totals	9	64.82

USPS CERTIFICATION  
 Total Number Of Pieces Received 9  
 Signature of Receiving Employee  
 PS Form 3877 (Facsimile)





**REZ2023-00029**  
RCI BUILDERS, LLC  
Approved Proffers (C-32-02)

**SUPERVISORS**

W. R. JOHNSON, JR., CHAIRMAN  
HENRY DISTRICT

W. M. STANLEY, JR., VICE-CHAIRMAN  
VERDAM DISTRICT

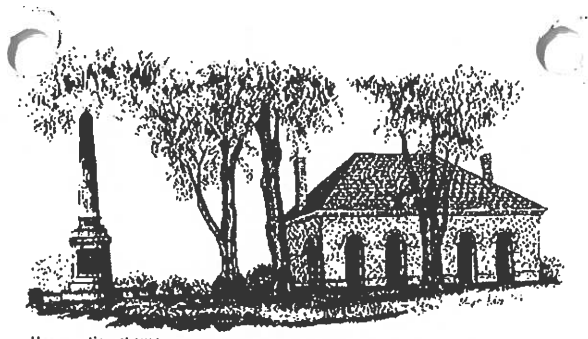
TIMOTHY E. ERNST  
ASHLAND DISTRICT

THOMAS F. GILES, JR.  
CHICKAHOMINY DISTRICT

CHARLES D. MCGHEE  
HENRY DISTRICT

ELTON J. WADE, SR.  
COLD HARBOR DISTRICT

JACKSON T. "JACK" WARD  
MECHANICSVILLE DISTRICT



Hanover Courthouse

**HANOVER COUNTY  
PLANNING DEPARTMENT**  
P. O. Box 470  
Hanover, Virginia 23069-0470  
Web Site: [www.co.hanover.va.us](http://www.co.hanover.va.us)

December 16, 2002

RICHARD R. JOHNSON  
COUNTY ADMINISTRATOR

CECIL R. HARRIS, JR.  
DEPUTY COUNTY ADMINISTRATOR

JOHN H. HODGES  
DEPUTY COUNTY ADMINISTRATOR

MICHAEL E. CRESCENZO  
PLANNING DIRECTOR

DAVID P. MALONEY  
DEPUTY PLANNING DIRECTOR

JOHN A. BENDER  
DEPUTY PLANNING DIRECTOR

PLANNING OFFICE  
PHONE: (804) 365-6171  
FAX: (804) 365-6232

Thomas A. & Virginia M. Stephens  
P.O. Box 15  
Studley, VA 23162

RE: Approval of C-32-02(c), Thomas A. and Virginia M. Stephens

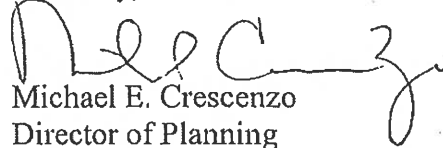
Dear Mr. and Mrs. Stephens:

At their meeting of December 18, 2002, the Hanover County Board of Supervisors, on a motion by Mr. McGhee, seconded by Mr. Giles, voted to **APPROVE** the above-captioned request for AR-6 zoning with your proffered conditions 1 through 4 as set forth in the attached Ordinance for C-32-02(c). The Board's approval incorporates adoption of the attached Ordinance.

Prior to initiating the new use on this property, you must obtain Subdivision approval if you wish to convey the new lot to someone other than a family member. The Staff will be glad to assist you in this process.

Should you require any additional information or assistance concerning this matter, please do not hesitate to contact Gretchen W. Biernot, Applicant Liaison, or me.

Sincerely,

  
Michael E. Crescenzo  
Director of Planning

JKT/sm/hte

cc: The Honorable Charles D. McGhee  
Hanover County Planning Commission  
Mr. Richard Paul  
Mr. Lee Garman

Mr. J. Keith Thompson  
Mr. W. R. Johnson, Jr.  
Mrs. Judy Binsley

ORDINANCE C-32-02(c)

OWNER OF RECORD: Virginia M. and Thomas A. Stephens

WHEREAS the Planning Commission of Hanover County has held an advertised public hearing and forwarded this case to the Board of Supervisors with a recommendation of APPROVAL of the adoption of the following amendment to the Zoning Ordinance and Zoning District Map of Hanover County; and

WHEREAS the Board of Supervisors has held public hearings on the 18th day of December, 2002, and advertised in the *Hanover Herald-Progress* once a week for two successive weeks as required by Virginia Code Section 15.2-2204; and

WHEREAS the Board of Supervisors has determined that the public necessity, convenience, general welfare, and good zoning practices require this amendment.

NOW, THEREFORE, BE IT ORDAINED by the Board of Supervisors of Hanover County that the Zoning Ordinance and the Zoning District Map of this County are amended (with conditions) by the rezoning of the property described as GPIN 8747-01-9389, consisting of 14.83± acres located on the north side of Studley Road (State Route 606) approximately 700 feet west of its intersection with Hanovertown Road (State Route 604), (a detailed description is filed with the Board's papers) from A-1, Agricultural District, to AR-6(c), Agricultural Residential District with conditions, subject to the following conditions which were proffered by the Applicant on December 4, 2002, and accepted by the Board:

1. Conceptual Plan. The Property shall be divided in substantial conformity with the conceptual plan attached, titled "Conceptual Plan for Stephens Rezoning," dated October 10, 2002, last revised December 4, 2002, and drawn by Virginia Stephens.
2. Dedication of Right-of-Way. The Property Owner agrees to dedicate thirty (30) feet of right-of-way from the centerline of Studley Road (State Route 606) to the property for future road widening free of cost to the County, upon request of the County or VDOT.
3. Tree Preservation. Existing trees of 5 inch caliper or greater on the Property shall not be removed with the exception of dead or diseased trees or parts thereof. This shall not prevent the removal of trees necessary for the construction of improvements, driveways, drainfields, or drainage facilities.

4. The Owners, for themselves, their successors and assigns, agree to pay Hanover County, prior to issuance of each building permit for the Property, the amount of Seven Thousand Eight Hundred Sixty-Six and 00/100 (\$7,866) per single family unit built on the Property, plus an amount representing the amount of increase in the cost of living per year to the day of payment, in accordance with the cash proffer policy adopted by the Board of Supervisors effective on July 1, 2002. The funds shall be used for the purpose of completing capital improvements relating to the development allowed by the rezoning and included in the County Capital Improvement Program. In the event funds are paid and are not used for such capital improvements, the County shall return the funds paid to the Owner or her successors in title. This proffer shall be interpreted and administered in accordance with the policy referred to above.

BE IT FURTHER ORDAINED that this Ordinance is effective on the date of adoption and the Planning Director is hereby directed to designate the boundaries of the foregoing area as rezoned, subject to conditions, on the Zoning District Map of Hanover County.

On motion of Mr. McGhee, seconded by Mr. Giles, the members of the Board of Supervisors voted to approve Ordinance C-32-02(c), Virginia M. and Thomas A. Stephens, as follows:

	Vote:
John E. Gordon, Jr.	Aye
Aubrey M. Stanley, Jr.	Aye
Timothy E. Ernst	Aye
Thomas F. Giles, Jr.	Aye
Charles D. McGhee	Aye
Elton J. Wade, Sr.	Aye
Jackson T. Ward	Aye

**Public Hearings:**

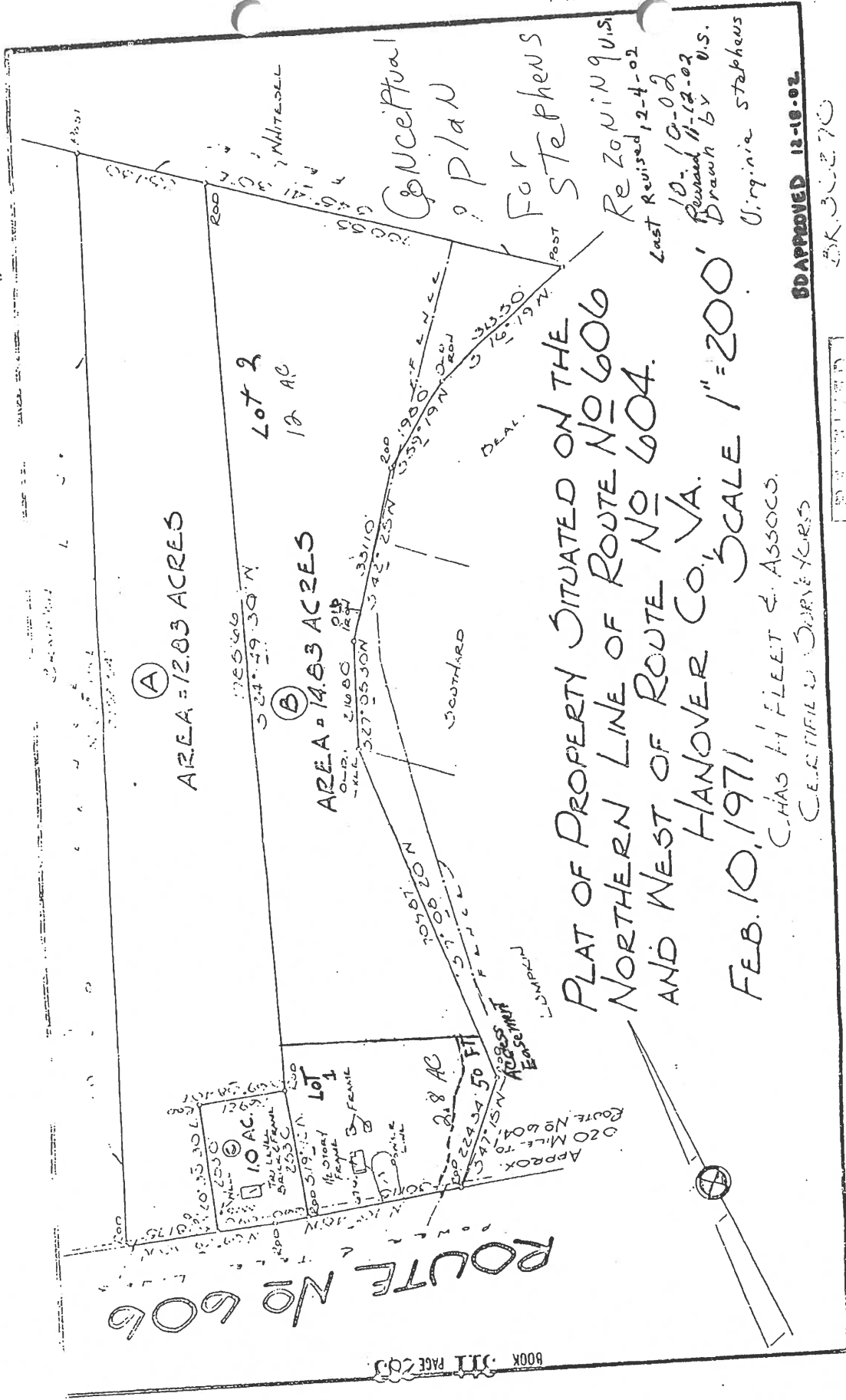
Planning Commission:	December 3, 2002
Board of Supervisors:	December 18, 2002
Adopted:	December 18, 2002

This is to certify that the above is a true copy of Ordinance C-32-02(c) adopted by the Hanover County Board of Supervisors on December 18, 2002.



---

Richard R. Johnson, Clerk  
Hanover County Board of Supervisors



BOOK 311 PAGE 203

ROUTE NO 606

(A) AREA = 12.03 ACRES

(B) AREA = 14.83 ACRES

Lot 2  
12 AC

Lot 1  
10 AC

2.8 AC

107° 07' 20\"/>

APPROX. 0.20 MILE TO ROUTE NO 604

PLAT OF PROPERTY SITUATED ON THE NORTHERN LINE OF ROUTE NO 606 AND WEST OF ROUTE NO 604.

HANOVER CO., VA.  
FEB. 10, 1971

C. HAS H. FLEET & ASSOCS.  
CERTIFIED SURVEYORS

SCALE 1" = 200'

CONCEPTUAL PLAN FOR STEPHENS

RE ZONING DISTRICT  
Last Revised 12-4-02  
10-10-02  
Revised 11-12-02  
Drawn by U.S. Virginia Stephens

50 APPROVED 12-18-02

OK 30270

RECEIVED  
OCT 10 2002

DEC 31 2002



**REZ2023-00029**  
RCI BUILDERS, LLC  
Application Materials

RECEIVED

JUL 31 2023

Hanover County Planning Department Application

HANOVER COUNTY  
PLANNING OFFICE

Request for REZONING AMENDMENT (CASH PROFFER AMENDMENT)

Case #: RE22023-00029

Recorded Subdivision Name (if applicable): Stephens Acres Please type or print in black ink.

APPLICANT CONTACT INFORMATION

Owner: RCI Builders, LLC  
Contact Name: Todd Rogers  
Address: 9245 Shady Grove Rd, Suite 200, Mechanicsville, VA 23116

Telephone No. 8047264524  
Fax No. \_\_\_\_\_  
Email Address juliaw@htrsi.com

PARCEL INFORMATION

For multiple parcels, please complete Page 2

GPIN(s) (Tax ID #'s) 8747-00-4873  
Subdivision Section, Block, Lot #'s (if applicable) \_\_\_\_\_  
Stephens Acres, Lot 2

Current Zoning AR-6  
Location Description (Street Address, if applicable) \_\_\_\_\_  
12.221+/- ac off Studley Rd & Hanover Town Rd  
Magisterial District Henry

SIGNATURE OF OWNER\*

As owner or authorized agent of this property, I hereby certify that this application is complete and accurate to the best of my knowledge.

Signature [Signature]  
Print Name Todd Rogers  
Signature \_\_\_\_\_  
Print Name \_\_\_\_\_

Date 7-27-23  
Date \_\_\_\_\_

\*For additional owner signatures, please see the next page.

HOMEOWNERS ASSOCIATION CONTACT INFORMATION (IF APPLICABLE)

Homeowners Association: N/A  
Contact Name: \_\_\_\_\_  
Address: \_\_\_\_\_

Telephone No. \_\_\_\_\_  
Fax No. \_\_\_\_\_  
Email Address \_\_\_\_\_

REQUIRED ATTACHMENTS


- [ ] Signed Acknowledgement of Application Fee Payment Procedure (Page 3)
- [ ] Adjacent/Affected property owners, Board of Supervisors, and Planning Commissioner notification (Page 4)
- [ ] Plat of the subject property, which is no larger than 8 1/2" x 11" in size

**ACKNOWLEDGEMENT OF APPLICATION FEE PAYMENT PROCEDURE**

Application fees are not accepted at the time of submittal. I hereby acknowledge that this application is not complete until the payment for all applicable application fees has been received by the Hanover County Planning Department. The Hanover County Planning Department shall notify me by mail, at the address listed below, (as well as by email and/or fax, if selected below) of the applicable fee(s) at such time that they determine that the application is complete and acceptable. I acknowledge that I am responsible for ensuring that such fees are received by the Hanover County Planning Department by the Tuesday the week following the Application Deadline Day. I further acknowledge that any application fee submitted after this date shall result in the application being considered filed for the next Application Deadline.

Should the applicable fees not be submitted within forty-five (45) days of the date of the notification letter, it shall be my responsibility to arrange for the retrieval of all application materials. The application and any supplementary materials for incomplete applications that are not retrieved within forty-five (45) days of the date of the notification letter shall be destroyed by the Hanover County Planning Department.

Should my application be accepted, my fee payment will be due by \_\_\_\_\_ . (To be filled in by a Planning Staff member.)

Signature of applicant/authorized agent  \_\_\_\_\_ Date 7-27-23  
Print Name Todd Rogers \_\_\_\_\_

Signature of applicant/authorized agent \_\_\_\_\_ Date \_\_\_\_\_  
Print Name \_\_\_\_\_

Address to which notification letter is to be sent:  
RCI Builders, LLC  
9245 Shady Grove Road, Suite 200  
Mechanicsville, VA 23116

If you would like your letter emailed and/or faxed, please make selections, and provide the information below:

Email nathenah@htrsi.com  Fax \_\_\_\_\_

**FEES**

Following application acceptance, make checks payable to Treasurer, Hanover County:

Proffer Amendment      \$1500

**FOR STAFF USE ONLY:**

Fees: \_\_\_\_\_

Accepted by: \_\_\_\_\_

HTE #: \_\_\_\_\_

**NOTIFICATION OF ADJOINING/AFFECTED PROPERTY OWNERS, BOARD OF SUPERVISORS, AND PLANNING COMMISSIONERS**

Please list below all parcel information for properties within the affected subdivision (not already noted on Page 1 or 2) and parcel information for adjacent property owners, including those across roadways, watercourses, and/or railroads. Property owners within the subdivision, adjacent property owners, the representative on Board of Supervisors, and the Planning Commissioner must be notified prior to submittal of this application. (This information is available from the County website or can be obtained from the Planning Department.) A sample letter, which is attached, may be used to notify the neighbors. Please sign the statement below after notifications have been made. If there are less than twenty-five (25) properties needing notification, the notification must be sent by CERTIFIED MAIL.

**Applicant's Statement:**

I hereby certify that I have notified all owners of property in the subdivision and adjacent to the subdivision, which is the subject of this request as well as the members of the Board of Supervisors and Planning Commission for the magisterial district in which the property is located. Adjacent property includes all property across roadways, watercourses, railroads, and/or municipal boundaries. I further certify that the names and addresses below are those of the adjacent property owners as listed in the tax records of the Commissioner of Revenue of Hanover County, and if the list contains less than twenty-five (25) properties, the notifications have been sent by certified mail.

Applicant's Signature: \_\_\_\_\_

COMMONWEALTH OF VIRGINIA )

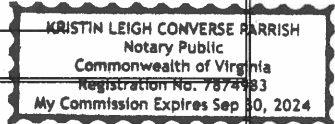
COUNTY OF HANOVER )

) to-wit:  
)

The foregoing instrument was acknowledged before me this 27 day of July, 2023, by Todd D. Rogers (Name of Applicant).

My commission expires: 9/30/24

*Kristin Leigh Converse Parrish*  
Notary Public



Board of Supervisors Representative: Sean Davis

Planning Commission Representative: Jerry Bailey




List of Adjacent Property Owners:  Check here if list is attached.

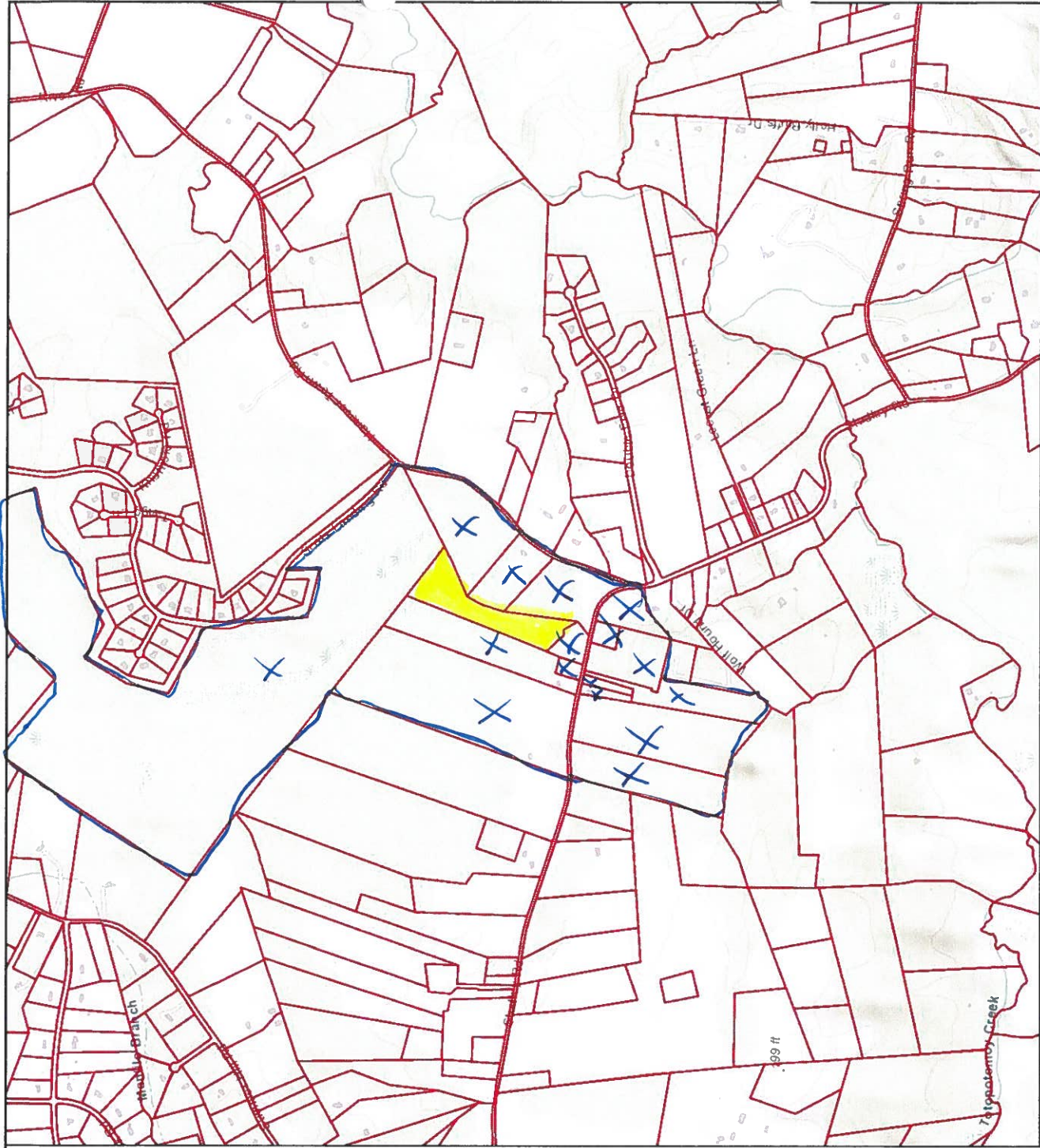
GPIN	Name	Address
8737-95-7182	Leroy Alton & Debra C Rice	10177 Hanover Town Rd Mechanicsville, VA 23116
8747-11-4145	Altus Ackerman Beal	7431 Chester Trail Lakewood Ranch, FL 34202
8747-00-9624	Keith K. & Edna B. Williams	10025 Hanover Town Rd Mechanicsville, VA 23116
8747-00-7048	Atkinson Family Haven LLC	10170 Hanover Town Rd Mechanicsville, VA 23116
8747-01-9389	Keith & Larea Powell	4756 Studley Road Mechanicsville, VA 23116
8746-09-1946	Beth Duvall & Matthew O'Steen	4324 River Road Mechanicsville, VA 23116



# County of Hanover, Virginia

## Legend

-  Tax Parcels
-  Ashland Town Boundary
-  County Boundary



Map printed from Hanover  
<https://parcelmap.hanovercounty.gov/>



Title: 8747-00-4873 Adj Property Owner Radius  
for letter distribution list  
Date: 7/26/2023





July 27, 2023

Dear Ladies and Gentlemen,

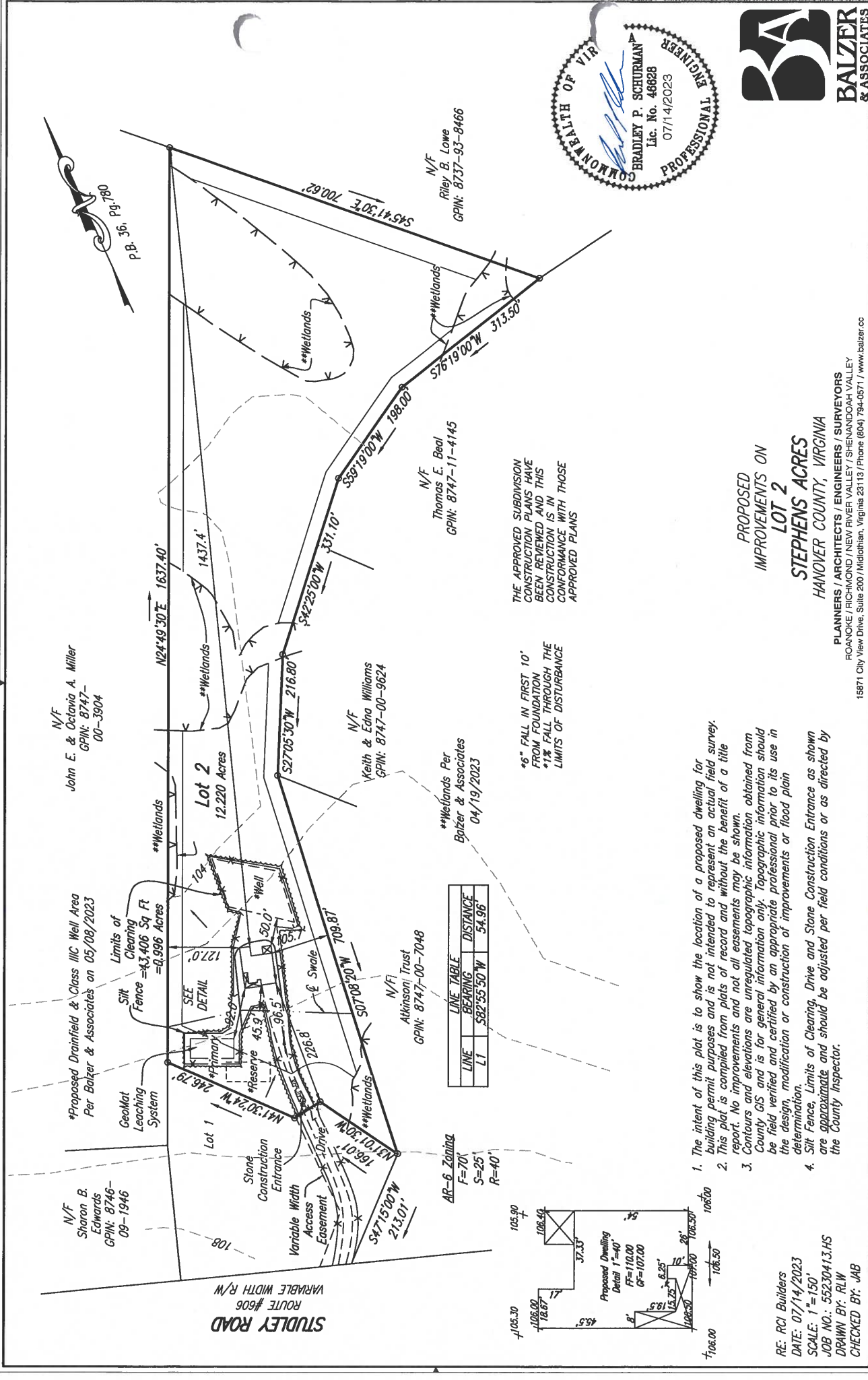
We are writing to you to notify you of an application that we have filed with the County of Hanover for a Rezoning Amendment to reduce or eliminate the cash proffer from Rezoning Case #C-32-02(c) for Lot 2 of Stephens Acres Subdivision, 12.221+/- acres located off Studley Road near the intersection of Hanover Town Road, Mechanicsville, VA 23116 (GPIN# 8747-00-4873).

This application will be available for viewing at the Hanover County Planning Department. The Planning Department shall notify all adjacent property owners and the applicable homeowners association of the time, day, and place of the public hearings to be held on this application. Should you have any questions or comments, please contact the Planning Department at (804) 365-6171.

Sincerely,

A handwritten signature in black ink, appearing to read "Todd Rogers", with a long, sweeping flourish extending to the right.

Todd D. Rogers, *Manager*  
RCI Builders, LLC



N/F  
John E. & Octavia A. Miller  
GPIN: 8747-00-3904

\*Proposed Drainfield & Class IIC Well Area  
Per Balzer & Associates on 05/08/2023  
Limits of  
Cleaning  
Fence = 43,406 Sq Ft  
= 8,996 Acres

N/F  
Sharon B. Edwards  
GPIN: 8746-09-1946

N/F  
Keith & Edna Williams  
GPIN: 8747-00-9624

N/F  
Atkinson Trust  
GPIN: 8747-00-7048

N/F  
Thomas E. Beal  
GPIN: 8747-11-4145

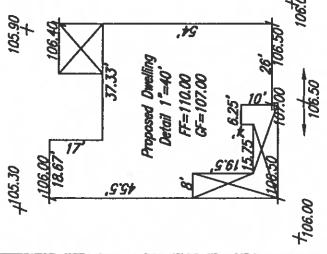
\*\*Wetlands Per  
Balzer & Associates  
04/19/2023

N/F  
Riley B. Lowe  
GPIN: 8737-93-8466

THE APPROVED SUBDIVISION  
CONSTRUCTION PLANS HAVE  
BEEN REVIEWED AND THIS  
CONSTRUCTION IS IN  
CONFORMANCE WITH THOSE  
APPROVED PLANS

\*6" FALL IN FIRST 10'  
FROM FOUNDATION  
\*1% FALL THROUGH THE  
LIMITS OF DISTURBANCE

LINE	BEARING	DISTANCE
L1	S82°53'50"W	54.96'



- The intent of this plat is to show the location of a proposed dwelling for building permit purposes and is not intended to represent an actual field survey.
- This plat is compiled from plats of record and without the benefit of a title report. No improvements and not all easements may be shown.
- Contours and elevations are unregulated topographic information obtained from County GIS and is for general information only. Topographic information should be field verified and certified by an appropriate professional prior to its use in the design, modification or construction of improvements or flood plain determination.
- Silt Fence, Limits of Cleaning, Drive and Stone Construction Entrance as shown are approximate and should be adjusted per field conditions or as directed by the County Inspector.

RE: RCI Builders  
DATE: 07/14/2023  
SCALE: 1"=150'  
JOB NO.: 55230413.HS  
DRAWN BY: RLW  
CHECKED BY: JAB

PROPOSED  
IMPROVEMENTS ON  
LOT 2  
STEPHENS ACRES  
HANOVER COUNTY, VIRGINIA

PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS  
ROANOKE / RICHMOND / NEW RIVER VALLEY / SHENANDOAH VALLEY  
15871 City View Drive, Suite 200 / Midlothian, Virginia 23113 / Phone (804) 794-0571 / www.balzer.cc



STUDLEY ROAD  
ROUTE #606  
VARIABLE WIDTH R/W



p.B. 36, pg. 780

**REZ2023-00029**  
RCI BUILDERS, LLC  
Proposed Proffers

**PROFFERS: REZ2023-00029, RCI Builders, L.L.C**

The undersigned, authorized representative of RCI Builders, L.L.C., owner of parcel designated GPIN 8747-00-4873, ("the Property"), voluntarily agrees for themselves, their agent, personal representatives, successors and assigns (collectively "the Property Owners") that, in the event the proffers for the Property are amended, the development and use of the Property shall be subject to the following conditions:

1. Conceptual Plan. The Property shall be divided in substantial conformity with the conceptual plan attached, titled "Conceptual Plan for Stephens Rezoning," dated October 10, 2002, last revised December 4, 2002, and drawn by Virginia Stephens.
2. Dedication of Right-of-Way. The Property Owner agrees to dedicate thirty (30) feet of right-of-way from the centerline of Studley Road (State Route 606) to the property for future widening free of cost to the County, upon request of the County or VDOT.
3. Tree Preservation. Existing trees of five (5) inch caliper or greater on the Property shall not be removed with the exception of dead or diseased trees or parts thereof. This shall not prevent the removal of trees necessary for the construction of improvements, driveways, drainfields, or drainage facilities.

  
\_\_\_\_\_  
Owner

9/8/2023  
\_\_\_\_\_  
Date

COMMONWEALTH OF VIRGINIA,  
COUNTY OF HANOVER, to-wit:

I, Kristin Leigh Converse Parrish, do hereby certify that  
Todd D. Rogers has acknowledged the  
foregoing Proffers before me, this 8 day of September, 2023

 (SEAL)  
\_\_\_\_\_  
Notary Public

My Commission Expires: 9/30/24



**ORDINANCE REZ2023-00029**

**OWNER OF RECORD: RCI BUILDERS, L.L.C.**

WHEREAS the Planning Commission of Hanover County has held an advertised public hearing and forwarded this case to the Board of Supervisors with a recommendation of **APPROVAL** of the adoption of the following amendment to the Zoning Ordinance and Zoning District Map of Hanover County; and

WHEREAS the Board of Supervisors has held public hearings on the 8<sup>th</sup> day of November 2023, and advertised in the Mechanicsville Local once a week for two successive weeks as required by Virginia Code Section 15.2-2204; and

WHEREAS the Board of Supervisors has determined that the public necessity, convenience, general welfare, and good zoning practices require this amendment.

NOW, THEREFORE, BE IT ORDAINED by the Board of Supervisors of Hanover County that the Zoning Ordinance and the Zoning District Map of this County are amended (with conditions) by amendment to the proffers approved with rezoning request C-32-02(c), Virginia M. and Thomas A. Stephens on GPIN 8747-00-4873, zoned AR-6(c), Agricultural Residential District with conditions, and located at the terminus of a private access easement that intersects with the north line of Studley Road (State Route 606) approximately 700 feet west of its intersection with Hanover Town Road (State Route 604), subject to the following conditions, which were proffered by the Applicant on September 12, 2023 and accepted by the Board:

1. Conceptual Plan. The Property shall be divided in substantial conformity with the conceptual plan attached, titled "Conceptual Plan for Stephens Rezoning," dated October 10, 2002, last revised December 4, 2002, and drawn by Virginia Stephens.
2. Dedication of Right-of-Way. The Property Owner agrees to dedicate thirty (30) feet of right-of-way from the centerline of Studley Road (State Route 606) to the property for future widening free of cost to the County, upon request of the County or VDOT.
3. Tree Preservation. Existing trees of five (5) inch caliper or greater on the Property shall not be removed with the exception of dead or diseased trees or parts thereof. This shall not prevent the removal of trees necessary for the construction of improvements, driveways, drainfields, or drainage facilities.

BE IT FURTHER ORDAINED that this Ordinance is effective on the date of adoption and the Planning Director is hereby directed to designate the boundaries of the foregoing area as rezoned, subject to conditions, on the Zoning District Map of Hanover County.

On motion of \_\_\_\_\_, seconded by \_\_\_\_\_, the members of the Board of Supervisors voted to approve Ordinance REZ2023-00029, as follows:

Vote:

S. Brent Helmick  
Sean M. Davis  
Susan P. Dibble  
W. Canova Peterson, IV  
Faye O. Prichard  
J. Robert Monolo  
F. Michael Herzberg

**Public Hearings:**

Planning Commission: October 19, 2023

Board of Supervisors: November 8, 2023

Adopted: November 8, 2023

This is to certify that the above is a true copy of REZ2023-00029, adopted by the Hanover County Board of Supervisors on November 8, 2023.

Dated: \_\_\_\_\_

\_\_\_\_\_  
John A. Budesky  
County Administrator/Clerk Hanover County  
Board of Supervisors