

Andrew M. Condlin

Richmond Office

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December 19, 2025

VIA U.S. MAIL

Interested and Adjacent Neighbors

RE: Stanely Martin Kain Road – REZ-2025- 101719

Dear Madam or Sir:

Happy Holidays! As you know, the previously scheduled community meeting was cancelled due to inclement weather. We have rescheduled the meeting on January 6, 2026, at 6:30 p.m. at the [Shady Grove United Methodist Church 4825 Pouncey Tract Road, Glen Allen, Virginia 23059](#). We will be meeting in the fellowship hall, which is between the Church office and the playground.

Roth Jackson is assisting Stanley Martin Companies with a residential development proposal on approximately +/- 25 acres on Kain Road between Axe Handle Lane and Willwane Road, on the opposite side of Kain Road, abutting the Goochland County line, as more specifically shown on the reverse side of this letter.

The property is currently zoned A-1 (Agricultural). We are proposing UMUC (Urban Mixed-Use District-Conditional) for a residential development of for sale single-family homes, in keeping with the character of recent approvals of some of the surrounding properties. This proposal will not have any commercial uses and we understand a 2nd access other than Kain Road will be needed.

We have posted the proposed plan and various elements of the development <https://www.rvazoning.com/stanley-martin-cedar-hill.html>. Please let me know if you have any questions. Otherwise, I look forward to seeing you on January 6th.

Sincerely,



Andrew M. Condlin

Enclosure

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RICHMOND

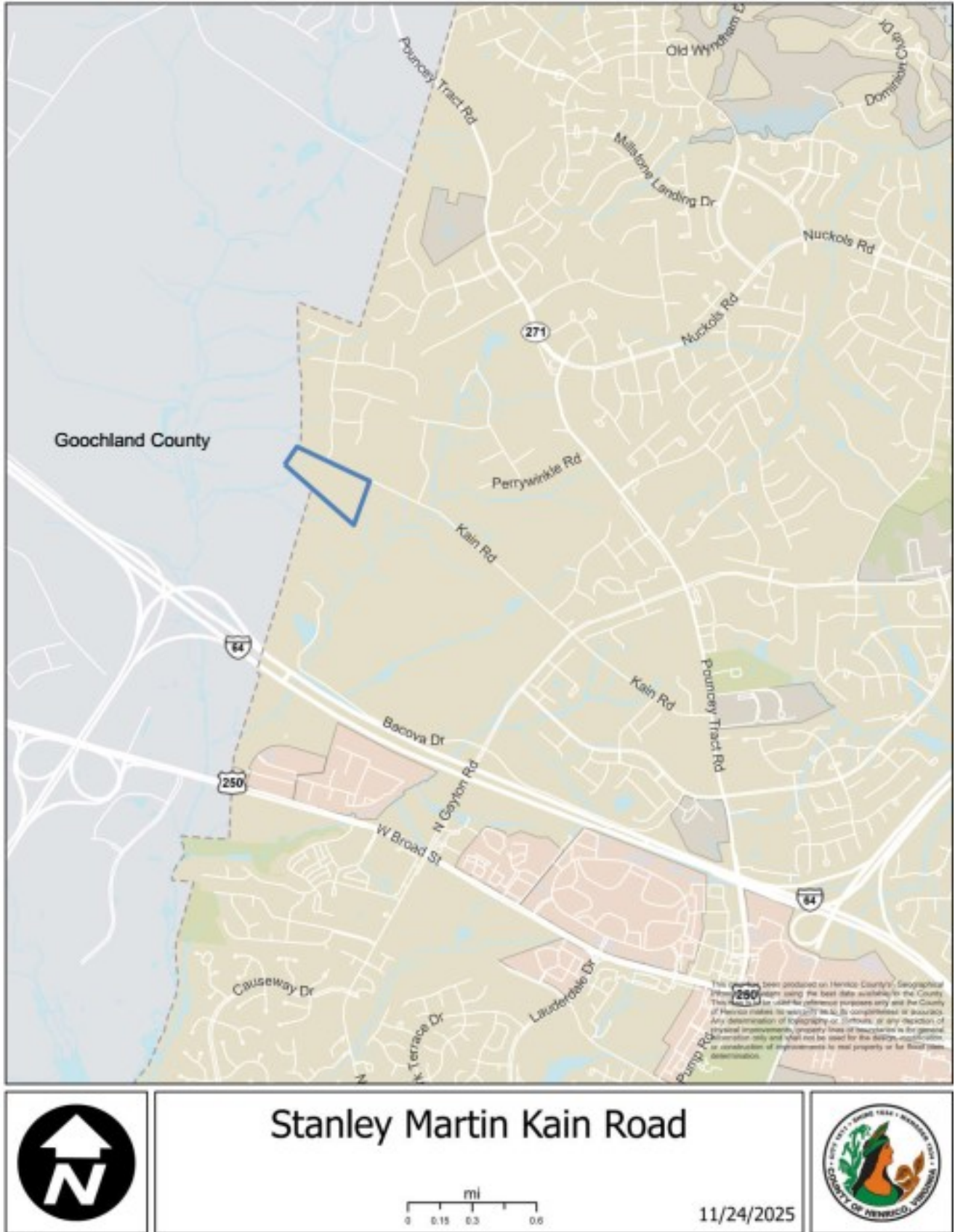
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