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October 7, 2020

Supervisor Meg Bohmke
Chairman
Stafford County Board of Supervisors
P. O. Box 339
Stafford, VA 22555-0339

Dear Chairman Bohmke:

On behalf of the 1,700 Realtor® and affiliate members of the Fredericksburg Area Association of Realtors® (FAAR), I am writing to express our concern about moving ahead with efforts to downzone thousands of rural properties in the A-1 zoning category in the County.

As President of the Association for the last two years and a decade-long Realtor® active in the region, I can attest firsthand to how families use the increasing value of their land as wealth creation over many years. For many local landowners, the value of their land is directly tied to the security of their retirement. In addition, many landowners look ahead to the potential of family subdivision as the only affordable way to help their children stay in Stafford County and achieve the dream of homeownership in the place that they were raised.

As the Board considers moving ahead with unilateral downzoning, I respectfully request that the Board keeps the lines of communication open with FAAR and considers the potential economic impact on property owners who will no longer be able to use their land as they see fit. The Association is eager to discuss potential compromises that will preserve the rural character of Stafford County while also preserving value and desired uses of personal property.

The Association encourages the Board to consider the following options:

- Change the proposed minimum lot size from 10 acres to 6 acres
- Exclude A-1 properties that are located in the Urban Services Area from the downzoning as County planners have already identified those regions as capable of handling future growth



- Consider special considerations for family subdivisions such as reducing the required minimum lot size so that it remains viable for properties with lesser acreage

Please feel free to reach out to me or FAAR Public Policy Director, Kim McClellan, to discuss these and other options that you may be considering. Thank you for your attention to this important matter and for your service to the County.

Sincerely,

A handwritten signature in black ink, appearing to read 'Drew Fristoe', with a long horizontal flourish extending to the right.

Drew Fristoe
President