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May 9, 2024

Supervisor Jacob Lane  
P.O. Box 99  
Spotsylvania, VA 22553

Dear Supervisor Lane,

On behalf of the 1,800 REALTOR® and affiliate members of the Fredericksburg Area Association of REALTORS®, I would like to express concerns about updates to the County's Zoning and Subdivision ordinance. Reducing potential lot yields on Annual Exemption Divisions has both financial and private property rights implications for the property owners in the County who bought and made plans under one set of rules and could now see those rules changed.

Reducing the number of allowable lots on the Annual Exempt Division from five lots to just one lot could seriously infringe upon property owners' rights to utilize their land as they see fit within the existing zoning regulations from when they acquired the land. Property owners have made decisions and investments based upon the current zoning rules. This proposed change severely limits the number of allowable lots and impedes property owners' ability to protect the value of their assets. In addition, restricting available lot development could also lead to increased costs of housing in the County. With Spotsylvania County's median home price hovering in the mid-\$400,000 range, further restricting potential development will only contribute to the high cost of housing.

I encourage the Board of Supervisors to consider the financial impact on property owners in the County and the impacts on an already restricted housing supply when considering zoning ordinance amendments that further restrict the number of lots available for new housing. Thank you for your consideration.

Sincerely,

DocuSigned by:  
  
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Randy Walther  
President

