FAAR
FREDERICKSBURG AREA ASSOCIATION OF REALTORS®
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January 13, 2025

Commissioner Kristofer Parker
King George County
Planning Commission
10459 Courthouse Dr.
King George, VA 22485

Dear Commissioner Parker,

On behalf of the more than 1,700 Realtor® and affiliate members of the Fredericksburg Area Association of REALTORS® (FAAR), I am writing to express concerns about the proposed changes to minimum lot sizes in agriculturally zoned areas in King George County. FAAR is deeply concerned about the impacts to private property rights, the potential negative economic impacts to landowners and small local builders, and the further driving up of home prices.

Restricting property owners' right to subdivide their land by imposing very large minimum lot sizes will have major impacts on individual citizens and to the County as a whole. FAAR is specifically concerned about the following factors:

- **Economic Impact:** Restricting the number of lots created per parcel limits the potential return on investment for property owners. This change could severely devalue rural land throughout the County, requiring an increase in taxes on all citizens.

- **Property Rights:** These potential amendments infringe upon property owners' rights to utilize their land as they see fit within existing zoning regulations. Limiting the number of lots that can be created per parcel restricts property owners' ability to maximize the value of their assets.

- **Housing Affordability:** These amendments could drive up the cost of housing in our area by decreasing lot yield. Decreasing available and buildable lots will result in higher home prices, making homeownership less accessible for working families and young professionals.

FAAR appreciates the discussions the Planning Commission has already engaged in on this topic and looks forward to further discussion. We respectfully request that the Planning Commission reject these onerous increases to minimum lot sizes for agriculturally zoned land. Thank you for your consideration.

Sincerely,

Signed by:
Lauren Tate
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Lauren Tate
President

REALTOR®