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County Administrator

October 14, 2020

NOTICE TO PROPERTY OWNERS

SUBJECT: *Proposed Amendments to the Stafford County Zoning Ordinance to Establish a Maximum Allocated Density of One Dwelling Unit per 10 Acres in the A-1, Agricultural Zoning District*

The Stafford County Board of Supervisors and the Stafford County Planning Commission will hold a joint public hearing to consider amendments to the Zoning Ordinance. Proposed Ordinance O20-20 would amend Stafford County Code Sec. 28-35, "Table of uses and standards," to establish a maximum allocated density of one dwelling unit per 10 acres in the A-1, Agricultural Zoning District. The Proposed Ordinance also defines "allocated density" as the number of dwelling units or rooms allowed by the Zoning Ordinance for a lot divided by the net area of the lot.

The proposed amendment will **not** change the minimum lot size of 3 acres for conventional subdivisions and 1.5 acres for cluster subdivisions in the A-1 Zoning District. The following is an example to illustrate how allocated density of a parent parcel is calculated pursuant to the Proposed Ordinance:

Parcel A has a net area of 100 acres and an allocated density of 10 dwelling units as of October 29, 2020. Parcel A is first divided into 5 lots consisting of one 88-acre lot, and four 3 acres lots. In order to conform with Parcel A's allocated density of 10 dwelling units, no more than 6 lots may result from any further divisions of all or part of the 88-acre lot remaining after the first division of Parcel A.

The joint public hearing will be held on Thursday, October 29, 2020 at 6:30 PM, or as soon thereafter as the matter may be heard, in the auditorium of Colonial Forge High School, 550 Courthouse Road, Stafford, Virginia. All parties are invited to appear and state their views. Public hearing comments are also being accepted online and in writing.

A copy of Proposed Ordinance O20-20, and other related materials are on file in the Department of Planning and Zoning at the George L. Gordon, Jr., Government Center, 1300 Courthouse Road, and may be examined Monday through Friday between the hours of 8:00 a.m. and 4:30 p.m., excluding County holidays. The proposed amendments are also available online at www.staffordcountyva.gov under the Department of Planning and Zoning link. Persons requiring special accommodations to facilitate participation in the above matter are encouraged to contact the Department of Planning and Zoning at 540-658-8668 at least five days prior to the meeting.

Letter To: Property Owners
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In accordance with Stafford County Code Sec. 28-333 and Virginia Code § 15.2-2204, you are being provided this notice of the joint public hearing.

Sincerely,



Jeffrey A. Harvey, AICP
Director of Planning and Zoning