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The Impact and Cost of Biscuit Run

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September 17, 2007

The estimated total impact the future development of Biscuit Run will have on [Albemarle County](#) is \$41 million. The 900-acre community in Albemarle County is sure to affect roads, schools and land, but who pays the price?



In this case, the people building the community are paying the big bucks. They are paying because developer Hunter Craig offered a plethora of proffers to the county, sweetening the deal for development.

Steve Blain represents the newly-approved Biscuit Run Development and he said it's the biggest development he's seen in a long time. But 3,100 homes are bound to impact the community in a lot of ways. In Virginia, that means getting money from proffers to offset the locality's bottom line.

Albemarle County supervisor Dennis Rooker explained, "The proffer system is like a little dance in that you can't necessarily demand things of a developer as a condition of rezoning, but you can certainly let them know what you expect."

For the most part, the county got what they wanted from Craig. Craig has agreed to pay for a greenway area with pocket parks and also a district park with no less than 92 acres. Affordable housing will be available on the property as well as a learning center that could be designated as a possible future elementary site if needed.

Of course, Craig will pick up the tab on the road impacts. This issue is the biggest concern for area residents but Biscuit Run's Steve Blain said that will be taken care of.

"Those would include improvements to Route 20, which in the beginning of the project we knew that would be important," said Blain.

Craig will also give cash for each house built as part of a new county proffer plan. But Rooker said the plan is not good enough and maybe Virginia should adopt a new policy.

"Almost every state in the country allows impact fees for the localities and we're a rare unusual state and developers do not pay a reasonable part of the impact they have on the community," stated Rooker.

Rooker also wants Virginia to switch to the impact fee policy, which would require the developers to pay rather than them offering to pay.

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