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Like many people, letter-writer Rupert Farley fails to grasp the nature of our growth problem [“Cast developers on market’s mercy,” May 14].

Impact fees and proffers are simply a cost of doing business for developers. It costs them nothing in profits. These costs are passed on to their customers, but more importantly, they increase the value of everyone’s property, increasing taxes across the board and making homes even less affordable.

It has always been the responsibility of government to provide infrastructure for public use. Transportation, schools, police, and like services cannot be provided by the private sector.

The Stafford Board of Supervisors has done a poor job of planning for current growth by focusing on regulating the location and type of development instead of generating additional tax revenue to pay for new infrastructure.

Awaiting action by the board is a proposed ordinance to expand impact fees, which proves my assertion. Along with the obligatory fees for single-family detached structures of \$5,171 each, there are several other fees that are anti-business and will exacerbate the problems the ordinance is intended to address—that is, to generate additional revenue for transportation infrastructure.

The new impact fees will affect offices, medical offices, hospitals, schools, day-care centers, and churches. Confiscatory fees like this will mean more housing and nothing else.

We need another hospital, more doctors, and day-care centers. This ordinance will add \$121,000 to the cost of a 5,000-square-foot doctor’s office and \$98,200 to the cost of a 100-student daycare center.

We also need more local jobs, but with the county discouraging businesses from locating here, that doesn’t seem likely. That leaves homeowners as the primary source of tax revenue.

In other words, we'll have more of the same old problem—very expensive houses and not enough money to run the county.

Lars Larsen

Stafford

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