

<http://www2.starexponent.com/news/2010/oct/09/roads-fee-plan-moves-ahead-ar-552372/>



Published: October 09, 2010

[Home](#) / [news](#) / [local](#) /

## Roads fee plan moves ahead

By Nate Delesline

*Move intended to link development with funding for transportation*

The Culpeper County Board of Supervisors this week moved forward with studying the implementation of transportation impact fees that would fund road improvements through residential and commercial development.

Following an hour-long presentation Tuesday from John Egerston, the county's planning director, the supervisors voted 6-1 to proceed. Supervisor Steve Nixon opposed.

"This is not the time to be adding fees," he said. "People have the perception that businesses can afford everything. ... If all the profit is eaten up in fees, business is not going to develop. I don't want to be the person that pushes business out the door."

As part of the move, the supervisors directed the planning commission to amend the recently published comprehensive plan to reflect a countywide fee service area.

The fee would apply in the town of Culpeper as well. Egertson said the county sought and received town council's endorsement before proceeding.

The county first heard the recommendation from the transportation impact fee advisory committee's proposal in 2008, but the supervisors rejected it 4-3, saying the \$2,176-per-home fee suggested then could discourage residential and commercial developers from considering Culpeper.

Supervisors also expressed concern that the new policy would be a heavy burden on families that want to subdivide land for non-commercial uses like allowing a family member to build another residence on family-owned land. This year, the committee introduced a revised fee of \$563 per unit.

Transportation impact fees are permitted under legislation passed in 2007 by the Virginia General Assembly.

"Now after two years of looking at various options, the Transportation Impact Fee Committee has produced a proposal which they feel is fully supportable," Egerston said. "The fee is fairly modest at \$563 per unit. The committee sought and obtained support from the town of Culpeper, and it appears that we could provide important transportation improvements with the use of these fees."

The funds would be directed to the following local projects: The western outer loop road, a realignment of

Nalles Mill Road, an inner loop road that would possibly connect to a proposed traffic circle at North Main Street, and Route 229.

Fees for commercial development are substantially higher: An office building would be assessed \$372 per 1,000 square feet, while a drive-thru bank would be assessed \$12,271 per lane. Agricultural uses, hospitals, libraries, police facilities, fire stations, public and private schools and single-family dwellings on single-family lots are exempt from the fees.

Supervisor Sue Hansohn expressed her support for the measure.

“I’ve got roads in my district that will never be paved because there is no money,” she said.

Board chairman Brad Rosenberger echoed Hansohn’s sentiments, saying it’s only a matter of time before local governments are compelled to take over road maintenance from the state.

If the impact fee is approved, Culpeper would likely be the first local government in Virginia to do so. A date for the public hearing has not yet been set.

### **Transportation impact fees**

Culpeper County is moving toward the implementation of transportation impact fees, which would link development and transportation funding. Fees are calculated based on a service unit, which in turn is based on the calculation that one single-family dwelling creates 10 vehicle trips per day.

Commercial fees are calculated based on the type of business. Here’s a look at the fees that would apply to various types of businesses:

- Drive-thru bank, per lane: \$12,271
- Hotel or motel, per room: \$276
- Medical office building, per 1,000 square feet: \$1,220
- Fast-food restaurant with drive-thru, per 1,000 square feet: \$14,108
- Service station per fueling station: \$3,986
- Shopping center per 1,000 feet of gross leasable area: \$1,595

Source: Culpeper County